1971

Wayne Maine Comprehensive Plan, 1970

Town of Wayne, Maine

James W. Sewall Company

Town Copy

WAYNE

MAINE

1970

COMPREHENSIVE PLAN

JAMES W. SEWALL COMPANY
OLD TOWN, MAINE

This Comprehensive Plan was review by the Planning Board of Wayne at a meeting held Wednesday Jan 27th 1971, a vote was taken on a motion to adopt this Comprehensive Plan prepared by the James W. Sewall Company of Old Town, Maine in cooperation with the Planning Board. The vote in favor of adoption was:

Yes, 5.
No, 0.

Herbert A Bristol
Sect.

WAYNE, MAINE

COMPREHENSIVE PLAN

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POPULATION

Introduction

The basic parameters for physical planning in a community are most easily identified by an examination of for just whom and for how many people we are planning. Not only does such investigation provide us with a picture of current planning needs, but through the examination of trends and the comparison of characteristics within one community with another or with characteristics of the area, some indication can be developed of what future population composition and numbers may be, and what the implications of this future population are for current planning.

Geographical Distribution

Like many old, agricultural communities Wayne has an extensive road network which provides access to every corner of the township. As a holdover from the former, extensive, agricultural pattern of settlement and use of land, population in Wayne is widely scattered throughout the community with two exceptions, - a fairly large concentration of people in Wayne Village and a lesser concentration in North Wayne. Nearly half of the Wayne population is located in the Wayne Village area. That is, approximately 270 out of approximately 600 permanent residents live in the Wayne Village settlement. North Wayne contains an additional 75 people, out of approximately 600, while both settlements have additional seasonal dwelling units in them. In the Wayne Village area there are about 39 seasonal dwelling units and in the North Wayne Village area there are about eight.

The distribution of the remainder of the permanent residents of the community is widely scattered on the Town's many rural roads, while the seasonal dwelling units in the community, numbering approximately 154, are also widely scattered in the Town's many lake shorefront areas. At the seasonal peak the concentration of population in Wayne Village represents a lesser percentage of the total number of persons present in the community and, therefore, the dispersed characteristics of the population are accentuated.

Such a distribution of population in a community like Wayne represents a service problem in that the average distance from any central distribution point, in terms of the densities being served in outlying areas, makes service of any sort a high cost proposition. The alternatives, of course, are either to restrict the wide dispersal of population and development, to limit municipal services to the more densely settled areas of the community or some combination of these two policies.

Population Growth Trends

The decline in the agricultural and resource-extractive activities in rural areas like Wayne can be dramatically illustrated through the simple enumeration of total resident population in the past century. From 1850 to 1920 the population of the Town of Wayne declined in every

decade except one (1870-1880). Furthermore, from 1920 to 1950 there was virtually no change in population whatsoever. (See Table 1 - Wayne Population Growth Trends 1850-1968.)

In recent years Wayne has, once again, been sought after for its land and living environment. Since 1950 the population has jumped to the 1910 level. (Table 1.) The sharpest increase has taken place since 1960, as 1968 estimates indicate an increase of nearly 100 persons in the resident population since then. This jump in population must be attributed to basically two factors: first, there has been an in-migration of population into attractive rural communities like Wayne from urban centers, such as Augusta, with the resulting construction of new homes and secondly, there has been a change in the composition of the Wayne population in which younger persons with larger families have apparently moved into existing dwelling units and replaced older, childless families, who have moved away from the community or who are deceased.

Current Population Estimate

The 1960 population of Wayne as enumerated by the U. S. Census Survey indicated 498 persons resident in the community at that time. The 1968 estimate developed for this study indicates that there are on the order of 598 persons resident in the community today. The estimate is based upon the development of adjustment factors for each of three available sources of data in comparison with the actual count of persons in the corresponding age groups in 1960. (See Table 2 - Wayne Population Estimate.) The available data include births five years prior to the time of the estimate, school enrollments, and poll tax information. From these three sources of data in the estimate year, adjustments developed from 1960 Census comparisons and one adjustment for those age groups not included in the data yield a figure for current population. One limitation is the basic assumption of this estimate technique that the relationship between the data and the persons in the corresponding age groups does not change over time which, of course, implies that the age composition of the population does not change. This is unlikely, but the differences from minor shifts in various age groups in the population will not cause a large deviation in the total figure yielded by the estimate technique. Furthermore, trends in the data sources themselves provide a good indication as to whether population is increasing or decreasing and a rough order of the magnitude of such a change.

Vital Statistics and Migration

What is happening to the population in Wayne can be quite clearly seen from a review of birth and death figures over the past 30-year period. After the very stagnant level of population change from 1920 to 1950, the community was left with a relatively old population with steady out-migration of the younger, family-producing, population age groups. The resulting resident population was losing more population from deaths than it was gaining by births through the 1940's. (See Table 3.). In fact, there was even a slight excess of deaths over births in the decade of the 1950's, which meant that the community had a natural decrease rather than a natural increase for the decade. Since 1960 the births and deaths have been approximately equal, so that there has been no loss of population due to natural attrition. (Table 3.)

Examination of the rates of births and deaths over the period since 1940 provides a clear understanding of what is taking place. The difference between the birth rate and the death rate during the 1940's was nearly six persons per 1,000 population. (See Table 4.) During the 1950's the gap between the death rate and birth rate had narrowed to 0.2 per thousand population and since 1960 the rates have remained equal. (Table 4.)

The change in the community's population can either come from internal natural increase (the excess of births over deaths) or from migration of persons in or out. As can be seen from the above discussion, there has been no natural increase in Wayne since 1940. In the 1940's the net change in population in Wayne was a loss of four persons. However, the loss of population due to the excess of deaths over births was 26 persons, which indicates that there must have been a net in-migration over the ten-year period of 22 persons. By the same token, in the decade of the 50's the population increased by 39 persons and there was a net decrease of one due to the excess of deaths over births, which means that in order to increase the population, there must have been an in-migration of 40 persons over that period. Since 1960 the net increase was 100, the natural decrease was one, requiring an in-migration of 101 persons. (See Table 5 - Wayne Natural Increase and Migration, 1940-1968.)

While Wayne has experienced a steady in-migration since 1940, the area in which it lies has had a somewhat different experience. From 1940 to 1950 the Augusta Economic Area, of which Wayne is a part and which includes Augusta and 18 other area towns, experienced a net in-migration of slightly over 300 people. (See Table 5.) However, in the 1950's the Augusta Economic Area had a net out-migration of some 3,600 persons. This means that the in-migration in Wayne is somewhat of an unusual occurrence in this area. A study of population trends in Augusta and the Augusta area which appeared as part of a planning study for the City of Augusta in 1965, indicated that in this area there had been a tendency for the river towns such as: Hallowell, Chelsea, Farmingdale, Gardiner, and Randolph to have a continuous out-migration since 1940 and at a higher rate in the 1950's, while the inland towns such as: West Gardiner, Manchester, Winthrop, Monmouth, Vassalboro and China had steady rates of in-migration since 1940. Wayne, of course, would fall into the category of those inland, rural towns.

As this in-migration of younger families with school-age children and pre-school children continues, the total population can be expected to grow at a slightly more rapid rate due to additional population from natural increases as well as in-migration. The effect of this in-migration on the Wayne school enrollments provides a good indication of what has happened in Wayne in recent years. For, in 1960 the total school enrollment for Wayne was 114 pupils, while in 1968 the total school enrollment had increased to 175. This 50% increase over the 1960 level is quite startling and is indicative of the change in the composition of the population over that period, as well as the new dwelling units added to the community.

Age Groups

In 1960 the Wayne population still displayed a somewhat higher age distribution than the State norm. (See Table 6.) The median age for

the Wayne population at that time was 31.4 years, while that of the State of Maine was 30.4. At the same time the median age in the United States was 29.5. In Wayne in 1960 the beginnings of the shifts to a younger population can be seen in the slightly higher percentages of persons in the 0-4 age group, the 5-9 age group, and the 10-14 age groups. However, the lack of persons in the 15-19-year-old group, 20 to 24-year-old group and the 25 to 29-year-old group represents the pattern of a community which has not had a large child population and has not received an in-migration in these younger age groups. Furthermore, the 65-and-over group in Wayne is about 3½% higher than the 65-and-over group for the State of Maine as a whole. This excess actually starts with the 55 through 59-year-old group, which is also over 1% higher than the State norm and the 60-64 age group. (See Table 6.) The only young-adult, age group which has a larger percentage of persons in it than in the State as a whole is the 30-34-year-old group. The remainder of the child producing age groups is a lesser percentage of the population, although many of them are not a great deal less than the State norms.

Presumably with the rise in school enrollments and the increase in population since 1960 this age grouping picture has continued to more nearly approach the normal age structure of the State of Maine population and perhaps by the 1970 census will even show a slightly younger profile than the State average.

Social and Economic Characteristics

In a small rural town like Wayne the sources of employment and the jobs which residents hold can often give some indication how the community fits into the social and economic area of which it is a part. The Wayne population is clearly tied to the jobs provided by the larger cities and towns in this region of the State. Of 122 persons employed who lived in Wayne in 1960, 17 were farmers or farm managers, for example, Twelve of the 122 employed persons or 10% of the employed population belonged in the professional, technical and kindred workers category. (See Table 7.) The relatively large percentages of persons in both the professional, technical and kindred workers group and in the farmer and farm manager group would not be expected in the population of an isolated community, where both groups worked in the same town. Obviously, the rural nature of Wayne is pointed up by the farmer and farm managers, while the commuting pattern to nearby cities and towns is illustrated by the 12 professionals, the 10 operatives and the 17 managers, officials and proprietors. (Table 7.)

An industry breakdown of the employed population in 1960 illustrates the same variation of Wayne job holders, as some 22 persons are employed in agriculture, while 30 were employed in manufacturing concerns and 16 were government workers. (See Table 8.) Wayne residents find their employment in retail service and government jobs in the Augusta area, as well as manufacturing jobs in area towns such as Livermore Falls. The comparison of percentage breakdown of industry groupings of Wayne employees in 1960 with Augusta, Kennebec County and the State of Maine indicates that a much larger percentage of Wayne residents are involved in agriculture than in the area as a whole and that a slightly smaller number are involved in manufacturing, while a more nearly comparable

percent are involved in retail trade, services and governmental employment. (See Table 9.) For, while manufacturing employment accounts for 33% of the State of Maine employed population, it is only 24% of the employed population in Wayne and while the non-farm, non-manufacturing sectors employed 60% of the employed population in Maine in 1960, 57% of the Wayne population was also so employed. A city like Augusta has, of course, a very small percentage employed in agriculture, and a very large number employed in the non-farm, non-manufacturing sector, while Kennebec County has a larger percent employed in agriculture and only slightly larger in manufacturing and slightly less in the non-farm, non-manufacturing sectors. A community like Wayne balanced against a city like Augusta is what yields the county averages. (Table 9.)

The Wayne community is interrelated with a number of area cities and towns in terms of both jobs and provision of goods and services. The primary orientation of Wayne is to the Winthrop-Augusta area. That is to say that the largest percentage of goods and services are purchased in these communities. A questionnaire distributed to Wayne residents in 1966 as part of research for a Master's thesis by Mrs. Priscilla B. Stevenson provides data to clarify the extent of this association with Winthrop and Augusta. (See Table 10.) The results of this questionnaire indicated that nearly 60% of the goods and services contacts of Wayne people were made in Winthrop and Augusta. Lewiston and Livermore Falls were the only other communities outside of Wayne which had a very large number of goods and services contacts. Wayne itself provides a rather small percentage of the goods and services needed by its own population according to the survey. (Table 10.) The employment of the Wayne population is also in those major contact communities of Winthrop, Augusta, Lewiston, and Livermore Falls.

Area Economic Trends

The economy in the Kennebec County area has made slow but steady advances during the 1960's. The outlook for employment opportunities for Wayne residents, then, is a favorable one. The value of product and average gross wage in the manufacturing sector of the Kennebec County economy have made substantial gains since 1960, while the number of workers in manufacturing enterprises in the County has increased slightly. Average gross wages to manufacturing employees in Kennebec County are up over 20% since 1960 and the value of product has increased by a greater percentage. (See Table 11.) Furthermore, overall employment in Kennebec County has increased by over 10% over the 1960 through 1966 period according to covered employment statistics produced by the Maine Employment Security Commission. (See Table 12.) This very healthy addition of over 2100 jobs in Kennebec County in a very steadily increasing trend line is indicative of very stable economic conditions, and coupled with the strong indicators in the manufacturing sector would suggest a continuing expansion of economic opportunities in the Wayne area.

Population Projections

Population growth in Wayne has taken a sharp upswing in recent years. After the static period of approximately 30 years ending in 1950 the 1950-60 decade saw the beginning of growth in Wayne which has apparently accelerated during the 1960's. Such growth has been based solely upon

the in-migration of persons from outside the Wayne community, as has been noted above. It now appears that past growth trends could be accelerated further by the addition to the Wayne population of some natural increase from the excess of births over deaths in the community in the future. Therefore, any straight line projections of past trends would probably tend to be conservative in current Wayne conditions.

Such a projection of past trends for the 1950-1960 decade would yield a figure of only slightly over 600 resident population for Wayne in 1990. (See Table 13.) However, a similar projection of growth trends from 1950 to date would project Wayne's population to over 750 by 1990. Furthermore, if the population estimate developed as part of this study is a reasonable approximation of present resident population in Wayne, then a projection of the experience in Wayne during the 1960's would yield a figure of nearly 900 resident population by 1990 and a 1,000 by the year 2000. (Table 13.)

The resident population is not, of course, the whole picture in Wayne. It is estimated that there are some 400 or 500 additional persons in the community in the summer season at present and with the inclusion of campers and transients an estimate of 1,000 persons peak (summer) population may well be quite conservative, as the actual figure at any one peak day may be closer to 1,500. A projection of the non-resident population inhabiting seasonal homes in Wayne adds 400 or 500 persons to the non-transient summer population. (Table 13.)

The sum of resident population projected and the seasonal summerhome population very quickly approaches a figure of 1,200 persons, if the 1960-68 trend line is used. (See Table 13.) By the year 2000 the same trend lines would yield a figure of approximately 1,500 persons in seasonal and year-around dwellings in the community. Institutional population, campers, transients, etc., would raise the summer peak considerably above these figures on a peak day. Actually, in the case of the 1960-68 trend in resident population and in the trend line for non-resident, summerhome dwellers, there is a distinct conservative element. In the first place natural increase may add to present trends of in-migration causing increases in the resident population without any step-up in the rate of in-migration in the community, while the acceleration in the establishment of summer homes in the nation and in the State of Maine, particularly, could well cause significant increases over the recent experience in Wayne, provided that land on the community's many lakes is on the market.

It is entirely possible that the policies established by the municipality in terms of land development and in terms of extension of community services may well be the major determinant of what will happen in the future. That is to say that it appears probable that these conservative projections will be met in the foreseeable future, but it is also possible that development policies in the community will influence to what degree these projections will be exceeded by actual in-migration of persons to the community for seasonal residence and permanent residence.

It is apparent that the Town of Wayne can no longer consider itself an isolated community with no development problems and relatively static

demands for various municipal services, codes and ordinances. Assuming an approximate doubling of the resident population between now and the end of the century and perhaps an increase of a similar magnitude in the non-resident population, Wayne may consider itself as a community with real growth problems. While the absolute numerical increases in any decade may not be large, the impact of the percentage increases on the community will undoubtedly be very significant both in the terms of the change of the composition of the population of the community and in the change of the level and quality of services demanded by its population(s).

TABLE 1 - WAYNE POPULATION GROWTH TRENDS 1850 - 1968

	Population	Change	% Change
1850	1,367		
1860	1,192	-175	-12.8%
1870	938	-254	-21.3
1880	950	+ 12	+ 1.3
1890	775	-175	-18.4
1900	707	- 68	- 8.7
1910	595	-112	-15.8
1920	458	-137	-23.0
1930	464	+ 8	+ 1.7
1940	463	- 1	- 0.2
1950	459	- 4	- 0.9
1960	498	+ 39	+ 8.5
1968 (estimate)	598	+100	+20.1

Source: 1850-1960 -- 1966-67 Maine Register
1968 -- Table 2.

TABLE 2 - WAYNE POPULATION ESTIMATE

1960 POPULATION ESTIMATE FACTORS

	0-4	5-17	18-20	21-69	70+	Adjustments for other age groups	Total
1960 Census Count	61	125	10	262	40		498
Estimate Data*	39	110		147			
Adjustment Factor	1.564	1.136		1.782			
Adjusted Value	61	125		262		448 x 1.112 = 498	

1968 POPULATION ESTIMATE FACTORS

	0-4	5-17	18-20	21-69	70+	Adjustments for other age groups	Total
Estimate Data*	38	175		157			
Adjustment Factor	1.564	1.136		1.782			
Adjusted Value	59.4	198.8		279.8		538 x 1.112 = 598.3	

*Data for Estimate: 0-4 years old - births for 5 years prior to time of estimate; 5-17 years old - school enrollments; 21-69 years old - polls for poll tax.

TABLE 3 - WAYNE BIRTHS, DEATHS, AND NATURAL INCREASE 1940-1967

Year	Births	Deaths	Natural Increase
1940	7	4	+3
1941	4	11	-7
1942	4	11	-7
1943	5	4	+1
1944	3	7	-4
1945	1	8	-7
1946	8	6	+2
1947	-	8	-8
1948	8	7	+1
1949	10	10	--
1940-49	50	76	-26
1950	10	8	+2
1951	9	9	--
1952	8	5	+3
1953	5	7	-2
1954	10	9	+1
1955	6	5	+1
1956	6	9	-3
1957	10	12	-2
1958	6	8	-2
1959	11	10	+1
1950-59	81	82	-1
1960	10	8	+2
1961	11	10	+1
1962	13	6	+7
1963	3	11	-8
1964	5	10	-5
1965	8	9	-1
1966	14	9	+5
1967	8	10	-2
1960-67	72	73	-1

Source: Maine Department of Health and Welfare, Bureau of Vital Statistics.

TABLE 4 - WAYNE BIRTH AND DEATH RATES, 1940-1967

	Birth Rate	Death Rate	Rate of Natural Increase
1940-49	10.8/1,000 pop.	16.5/1,000 pop.	-5.7/1,000 pop.
1950-59	16.9/1,000 pop.	17.1/1,000 pop.	-0.2/1,000 pop.
1960-67	14.0/1,000 pop.	14.2/1,000 pop.	-0.2/1,000 pop.

TABLE 5 - WAYNE NATURAL INCREASE AND MIGRATION, 1940-1968

Period	(1) Population First Year of Period	(2) Population Last Years of Period	(3) Population Change for Period (Col. 1 minus Col.2)	(4) Natural Increase for Period (Births minus Deaths	(5) In-migration (Col. 4 minus Col. 3)
WAYNE					
1940-1950	463	459	-4	-26	+22
1950-1960	459	498	+39	- 1	+40
1960-1968	498	598	+100	- 1	+101
AUGUSTA ECONOMIC AREA					
1940-1950	47,548	52,155	+4,607	+4,278	+329
1950-1960	52,155	54,547	+2,392	+6,000	-3,608

TABLE 6 - WAYNE AGE AND SEX DISTRIBUTION, 1960

Age	Male & Female	% of Total	State of Maine % of Total
0-4	61	12.3	11.2
5-9	56	11.2	10.2
10-14	51	10.2	9.6
15-19	26	5.2	7.7
20-24	18	3.6	6.0
25-29	23	4.6	5.8
30-34	37	7.4	6.1
35-39	28	5.6	6.3
40-44	22	4.4	5.9
45-49	24	4.8	5.6
50-54	23	4.6	5.3
55-59	30	6.0	4.7
60-64	27	5.4	4.3
65 & over	72	14.5	10.9

Source: U. S. Census of the Population 1960, unpublished ph-1 tables for Wayne statistics.

TABLE 7 - 1960 OCCUPATION OF EMPLOYED POPULATION - WAYNE

	Total
Total	122
Professional, Technical, and Kindred Workers	12
Farmers and Farm Managers	17
Managers, Officials, Proprietors, exc. Farm	17
Clerical and Kindred Workers	12
Craftsmen, Foremen, and Kindred Workers	33
Operatives and Kindred Workers	10
Private Household Workers	4
Service Workers, excluding Private Household	13
Laborers, except Farm and Mine	4
Occupation not Reported	0

Source: U. S. Census of Population - Unpublished PH-4 Tables.

TABLE 8 - 1960 INDUSTRY OF EMPLOYED POPULATION - WAYNE

Total employed	122
Private Wage and Salary Workers	73
Government Workers	16
Self-Employed Workers	33

Total employed	122
Agriculture	22
Construction	12
Manufacturing	30
Other Durable Goods	8
Food and Kindred Products	4
Textile and Apparel Products	10
Printing, Publishing, and Allied Industries	4
Other Nondurable Goods	4
Eating and Drinking Places	4
Other Retail Trade	8
Business and Repair Services	5
Private Household	8
Other Personal Services	4
Hospitals	5
Educational Services	8
Other Professional and Related Services	4
Public Administration	8
Other Industries (Includes not Reported)	4

Source: U. S. Census of Population - Unpublished PH-4 Tables.

TABLE 9 - COMPARISON OF INDUSTRY GROUP OF EMPLOYED PERSONS, 1960 - WAYNE, AUGUSTA, KENNEBEC COUNTY, MAINE AND THE U. S.

	Wayne	Augusta	Kennebec County	Maine	U. S.
Agriculture	18.0%	1.7%	4.7%	6.2%	6.7%
Manufacturing	24.6%	30.7%	31.2%	33.2%	27.1%
Non-Farm, Non-Manufacturing	57.4%	67.6%	64.1%	60.6%	66.2%
Total	100.0%	100.0%	100.0%	100.0%	100.0%

TABLE 10 - WAYNE AREA TIES - 1966

NUMBER OF RESPONSES FOR GOODS OR SERVICES

Community	Food	Clothing	Fuel	Auto Purchase	Auto Repairs	Doctor	Hospital	News-paper	Total
Winthrop	110	47	56	45	72	79	2	6	417
Augusta	60	95	15	59	51	46	76	118	520
Lewiston	10	69	3	13	6	26	65	35	227
Livermore Falls	26	17	39	17	20	18	-	2	139
Wayne	68	2	23	6	14	2	-	1	106
All Other*	10	48	38	28	22	43	17	40	246

*All other including Boston, Waterville, Auburn, Farmington, and 25 other cities and towns.

Source: Unpublished Masters Thesis, "A Land Use Study of Wayne, Maine", by Priscilla B. Stevenson, Farmington State College, 1967.

TABLE 11 - MANUFACTURING IN WAYNE AREA 1960-1967

KENNEBEC COUNTY

Year	Value of Product	Gross Wages	Average Gross Wage	Number of Workers
1960	$177,451,798	$35,834,424	$3,723	9,624
1961	168,251,896	34,561,629	3,876	8,917
1962	185,205,170	37,652,083	4,047	9,303
1963	189,210,798	38,750,254	4,201	9,225
1964	204,439,843	42,227,615	4,373	9,657
1965	230,514,883	44,769,219	4,468	10,020
1966	236,905,671	46,716,307	4,712	9,914
1967	234,448,738	49,528,861	5,014	9,878

Source: Census of Manufactures, 1960-1967

TABLE 12 - EMPLOYMENT TRENDS 1960-1966

Year	Kennebec County
1960	18,592
1961	18,493
1962	18,508
1963	18,623
1964	19,033
1965	19,865
1966	20,736

Source: Maine Employment Security Commission - Employment covered by Employment Compensation.

TABLE 13 - WAYNE POPULATION PROJECTIONS

Trend Basis	1950[1]	1960[1]	1968[2]	1970	1980	1990	2000
1950-1960 Trend	459	498		537	576	615	654
1950-1968 Trend	459	498	598	613	690	767	844
1960-1968 Trend		498	598	623	748	873	998
Non-Resident Summer Home Population[3]		322[4]	376	389	456	524	591

1/ U. S. Census Count
2/ Population Estimate
3/ Projections based on average number of new seasonal homes constructed since 1960
4/ Estimated from 1959 Recreational Property Inventory percentage breakdown of resident and non-resident ownership of seasonal homes in Wayne.

EXISTING LAND USE

Introduction

The present use of land in the community and the availability of natural and man-made resources to that development is a prime indicator of what is feasible for future development of the community. The natural features of the area such as water courses, topography and soil conditions as well as man-made improvements - including streets and highways, utilities and structures together are prime determinants of the feasibility of various future uses of land and the location in which such use is likely to occur.

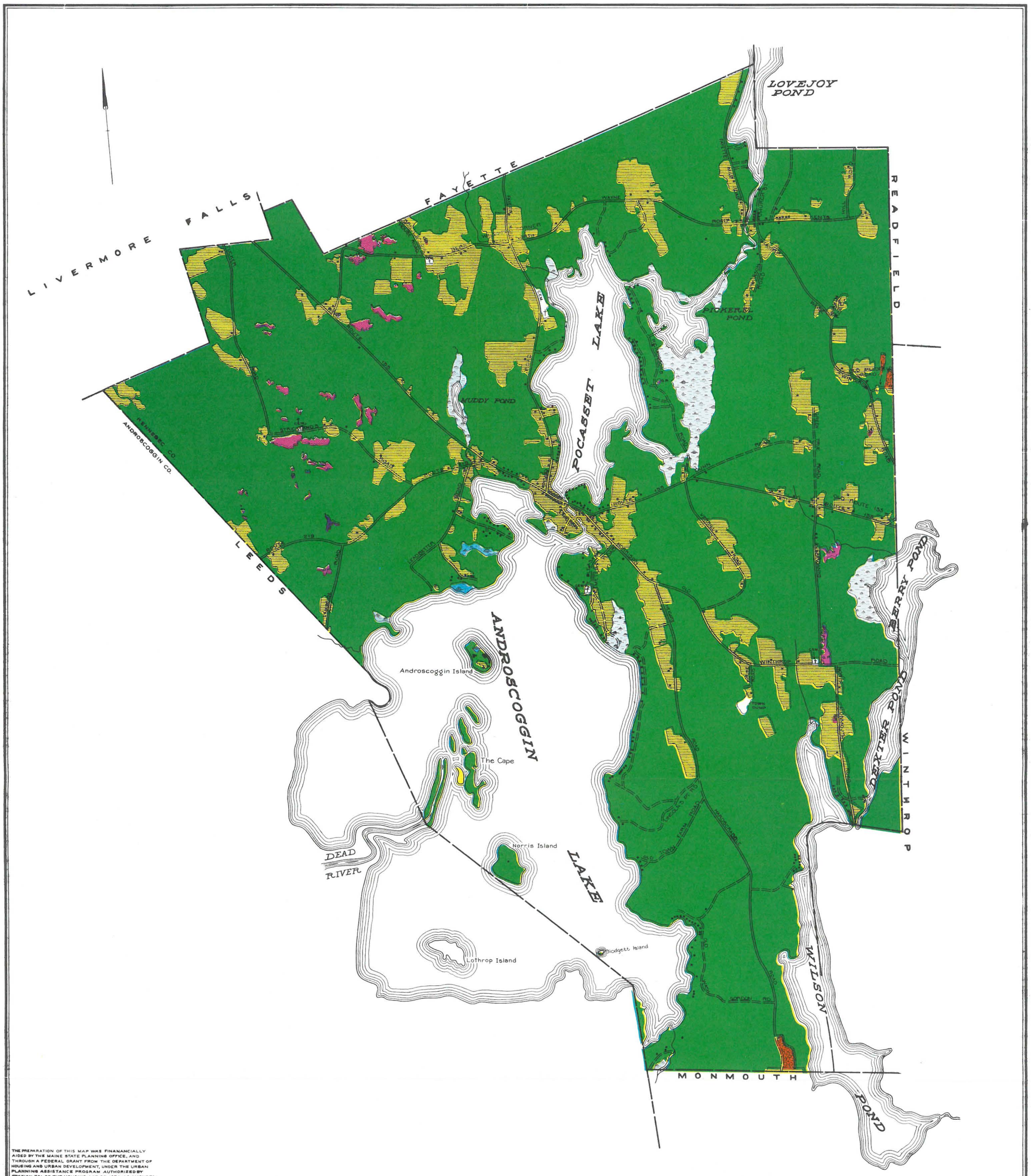
In a community like Wayne it is easy to see how the natural resources of the area have contributed to the shape of man's development and communication systems. The substantial investment in the man-made facilities establishes location requirements for future development which are the most influential, provided that natural features do not render such use totally uneconomic at a given location. Development pressures are continually changing as factors such as relative scarcity of land and consumer taste change. This is perhaps the most important element to consider in future land use planning.

Existing Land Use

In Wayne such changes in availability of land in the area and the shifting emphasis from the more extensive, agricultural and forestry type of uses to the more intensive, urban residential use of land is quite apparent. Just as the availability of locations on water courses in Wayne was an important one in the era of water power and more extensive reliance on water transportation, so now is the importance of highway accessibility to business centers outside of Wayne in the immediate area and elsewhere in New England. By the same token the road system which Wayne presently has came into existence in order to provide service to the better agricultural areas of the community which lay between the tops of the mountains and the swamps. The more recent road systems have been built to reach the shore frontage of Wayne's lakes - now a valuable, recreational land use in the community.

The Wayne community has inherited two points of settlement, one at North Wayne and the other at Wayne Village - both of which are located on streams connecting larger water bodies. These streams were both points at which it was easy to traverse the community and also water power sites. The lakes and hilltops in Wayne were a barrier to overland transportation and most of the road system developed in notches between the various hilltops connecting to crossings between the lakes. (See Existing Land Use Map.) The resulting pattern of development is spread out from the most intense development and major highway crossing, Route 133 at Wayne Village between Pocasset Lake and Androscoggin Lake in a radial-centric pattern with a similar type of converging road system at North Wayne.

Over 60% of the area of Wayne (which is over 80% of the community's land area) is in forest and wooded areas. Much of this forest land is



THE PREPARATION OF THIS MAP WAS FINANANCIALLY AIDED BY THE MAINE STATE PLANNING OFFICE, AND THROUGH A FEDERAL GRANT FROM THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, UNDER THE URBAN PLANNING ASSISTANCE PROGRAM AUTHORIZED BY SECTION 701 OF THE HOUSING ACT OF 1954, AS AMENDED.

EXISTING LAND USE

LEGEND

- STRUCTURE
- ORCHARD
- FIELDS AND TILLAGE
- FOREST AND WOODED AREA
- SWAMP OR BOG
- SAND DUNES
- GP GRAVEL PIT

WAYNE

KENNEBEC COUNTY, MAINE

WAYNE PLANNING BOARD

1968

JAMES W. SEWALL COMPANY, PLANNING CONSULTANTS, OLD TOWN, MAINE

SCALE

1000 0 1000 2000 3000 4000 FEET

MAP COMPILED USING PHOTOGRAMMETRIC METHODS FROM JAMES W. SEWALL COMPANY AERIAL PHOTOGRAPHS, 1966

land which was formerly cleared for agricultural use, but with the decline of agriculture, has grown up to brush and second growth. Nearly 25% of the area of Wayne is water in the town's many lakes and ponds. This water resource is a prime influence on land use at the present time because of the demand for lake shore frontage for recreational home sites and other recreational activities. However, this resource must be protected from pollution, if the land adjacent to it is to maintain its value. Too many lakes in the State of Maine and other areas of New England have become damaged by either pollution levels which make the water unsafe for recreational use or simply by the introduction of nutrient-producing materials which cause a growth of algae, etc. and choke the lakes into an unusable and undesirable condition.

The Town of Wayne has parts or the whole of eight water bodies which make available a vast water resource to the community. With the exception of Wilson Pond, most of the lakes in Wayne are warm water bodies supporting an abundance of warm water fishes such as bass, perch, pickerel, etc. Wilson Lake is a cold water body which is stocked with brown trout. These lakes have adequate flow of water through them to make them desirable for all types of recreational activity and much of the frontage on the lakes is highly developable with adequate soil conditions and feasible access.

The carry-over from the formerly extensive agricultural pattern in the community may be seen at a glance from the Existing Land Use Map. This use, represented by over 1,000 acres of fields and tillage on the present landscape of Wayne, amounts to about 6% of the Town's area or about 8% of the land area. (See Table 14.)

Developed acreage, including roads and building sites accounts for 558 acres. Most of the development is stretched out along Wayne's through highways and rural roads.

Nearly 2% of Wayne is taken up by swamp and bog.

Gravel pits and sand dune areas amount to a small percentage (0.5%) of the Town, but a significant acreage (84 acres). These sand areas are the result of neglect of the land resource for agricultural activities, for the most part, and have resulted from over-use of the land for agricultural purposes and the stripping of the topsoil and the consequent blowing of the sandy material beneath the topsoil through extensive areas of the Town. This erosion has not only rendered these areas themselves useless, but has also spread a great deal of sand onto adjacent, potentially more useful soils. It would seem very important in Wayne that future land use controls provide for careful regulation of gravel, sand and other surface materials excavation to prevent any further erosion of the Town's surface area.

TABLE 14 - QUANTIFICATION OF LAND USE

		Acres		Percent
Forest and Wooded Areas		10,077.2		62.9
Water		3,944.3		24.6
Field and Tillage		1,073.5		6.7
Swamp or Bog		274.1		1.7
Sand Dunes		66.7		.4
Orchards		17.7		.1
Gravel Pits		17.5		.1
Developed Land:		558.2		3.5
Streets and Highways	104.2		.7	
Building and Yard Areas	454.0		2.8	
Total		16,029.2		100.0

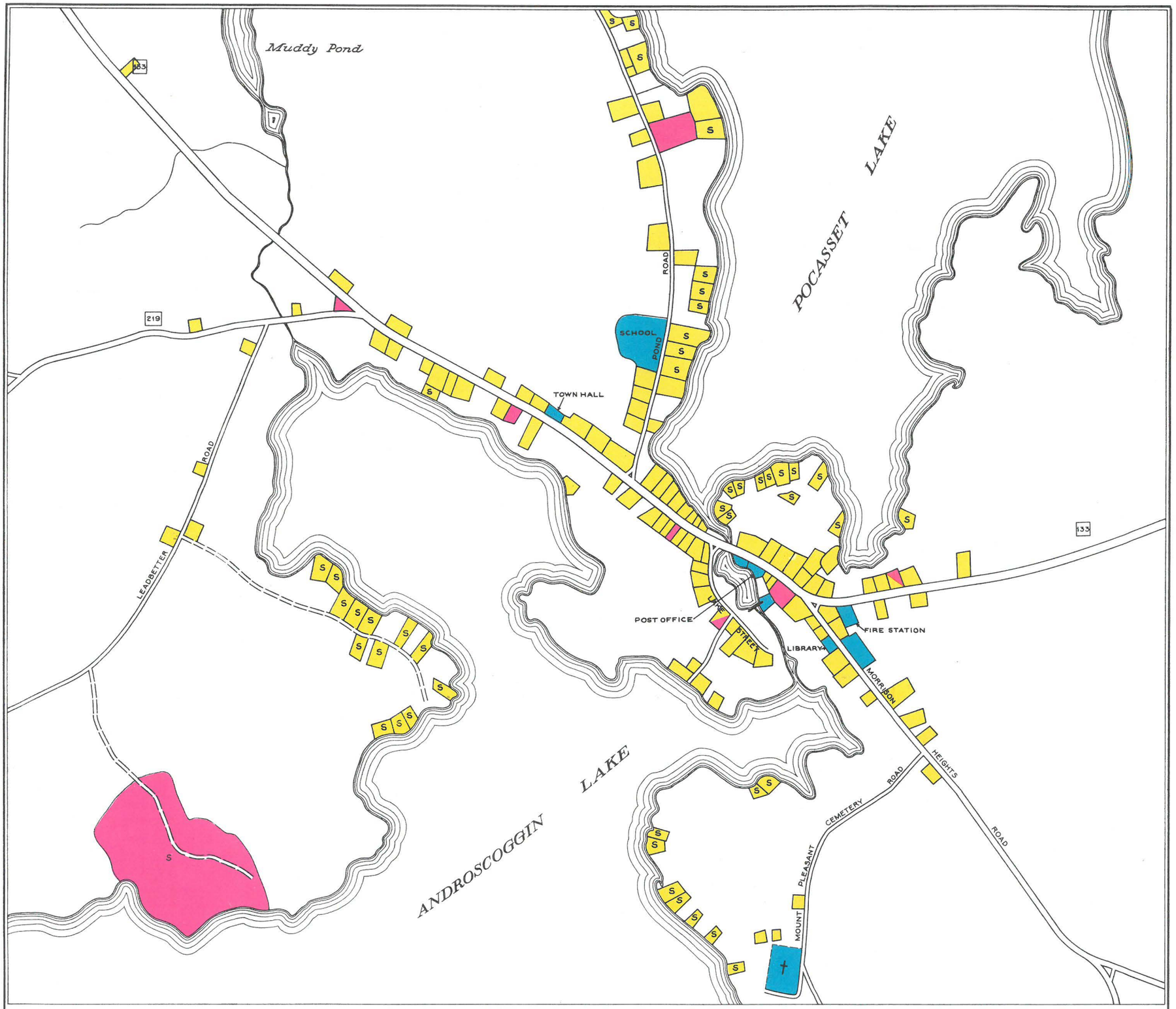
Source: 1968 James W. Sewall Company Field Survey and Aerial Photographs

The settlement at the Wayne Village, while predominantly a concentration of residential uses, is also the location for many of the community's public and private services. The Town's elementary school, town hall, library, fire station, post office, grange hall and church as well as two grocery stores, a laundromat, a beauty parlor and several offices are located in this area. The proximity of the lakes to this year-around settlement has produced a mixture of year-around and seasonal residence uses in the Wayne Village area. (See Urban Existing Land Use Map.)

The North Wayne settlement also has a number of facilities available to its residents including a grocery store, North Wayne community center and the North Wayne fire station.

Land Use Trends

Over the past 120-year period in which the Wayne population dropped from over 1,500 in 1850 to a low of 458 in 1920 and a similar low of 459 in 1950, the "face" of the Wayne community has changed considerably. First, the decline of agriculture and primary manufacturing enterprises has almost completely run its course. The remains of the agricultural land use pattern and the many old farm buildings, which are now used mostly as rural residences, have left the community with some deteriorated housing in rural areas, but for the most part, the old housing in Wayne has been kept up or even extensively renovated. In Wayne Village, for example, the old homes are conspicuously well-kept and have had substantial investments in new utilities and modern conveniences, making them attractive, modern housing. A few idle outbuildings on farms remain dotted on the rural landscape, which may eventually have to be removed, but for the most part, the vestiges of the former agrarian economy have



EXISTING LAND USE ~ URBAN

LEGEND

- RESIDENTIAL
- COMMERCIAL
- PUBLIC ~ SEMI-PUBLIC
- S SEASONAL

WAYNE

KENNEBEC COUNTY, MAINE

WAYNE PLANNING BOARD

1968

JAMES W. SEWALL COMPANY, PLANNING CONSULTANTS, OLD TOWN, MAINE

SCALE

300 0 300 600 900 1200 FEET

MAP COMPILED FROM JAMES W. SEWALL COMPANY AERIAL PHOTOGRAPHS, 1968

THE PREPARATION OF THIS MAP WAS FINANCIALLY AIDED BY THE MAINE STATE PLANNING OFFICE, AND THROUGH A FEDERAL GRANT FROM THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, UNDER THE URBAN PLANNING ASSISTANCE PROGRAM AUTHORIZED BY SECTION 701 OF THE HOUSING ACT OF 1954, AS AMENDED.

disappeared. In recent years the settlement of Wayne as a more suburban, residential site is evidenced by a number of mobile homes scattered throughout the community. (In 1968, sixteen of these units were counted.) Unfortunately, these mobile homes, scattered through some of the built-up residential areas, as in Wayne Village, are a depreciating influence to adjacent residential structures.

For the most part, however, Wayne has come through a period of economic stagnation and population decline without inheriting a number of unsightly and unusable structures such as the old mills - found in many of the old mill towns in Maine.

Since 1910 when the U. S. Geological Survey mapped the Town of Wayne, there has been considerable development on the community's lake shores. These developments have taken place particularly on the east shore of Androscoggin Lake, and east shore of Pocasset Lake. To a lesser extent there has been cottage development on the west shore of Pocasset Lake and around Lovejoy Pond. The Town shore frontage is estimated at something in excess of 29 miles of mainland, shore frontage accessible from the Town of Wayne. Much of this frontage is presently undeveloped and a certain percentage of it is undevelopable, because of unsuitable soil conditions and swamp areas adjacent to it. At the present time the year-around development appears to be running ahead of the seasonal cottage development according to comparison of the 1968 field count to that of the 1960 Census. (See Table 15.) Part of this increase may be reflected in the number of mobile homes found in the community. The slow, steady increase of seasonal dwelling units can be expected to increase more rapidly in the future.

Table 15 below indicates the increase in year-around and seasonal dwelling units for 1960 to 1968.

TABLE 15 - WAYNE DWELLING UNITS 1960 and 1968

	1960	1968	1960-68 Change
Occupied Dwelling Units	153	220	+ 67
Seasonal Dwelling Units	132	154	+ 22

Source: 1960 U. S. Census of the Population, Unpublished PH-1 Table
1968 James W. Sewall Company Field Survey

Conclusion

The transition from an agricultural land use pattern to a recreational and residential use of land in Wayne has accelerated in recent years to a point where the community is now truly a residential one, rather than an agricultural one. The extensive use of land for resource extractive

activities has shifted to more recreational use. The old farms themselves are potential recreational home sites with attractive fields providing a mixed landscape and the hilly topography of the Town providing pleasant views. The demand for services to serve the year-around population and the seasonal resident or summer visitor has increased in recent years and will continue to provide a potential for new uses of land in the community as a secondary development to the predominantly residential use of the Town today.

The Town of Wayne has a great deal to offer in the way of a living environment for both year-around residents and seasonal visitors. The quality of recent development in Wayne has, for the most part, been quite sound. However, there is evidence of pressure on the community for substandard housing construction and exploitation of the Town's road system for a scattered development of mobile homes and lower value housing in the form of old farm buildings, which have outlived their structural lives.

Furthermore, there is tremendous pressure on the Town's lake frontage for over-intensive development of seasonal cottages with private septic tank and other sewage disposal systems. There is very real danger of contamination of the fairly shallow warm water lakes and ponds in the Town, if such development is allowed to proceed without adequate review and standards to safeguard the community's water resources.

LAND CAPABILITY

Introduction

In the present era of mammoth earth-moving equipment and construction technology it is entirely possible for man to develop almost any type of soil for buildings, roads, etc. However, the cost limitation to utilizing various soils for intensive development precludes the bringing to bear of modern technology on most unsuitable sites. Furthermore, in areas of low intensity development, lacking community services, such as sewer and water utility systems, proper development standards are necessary to control development, if problems are to be avoided. It is important to evaluate the range of development problems from the standpoint of the natural features of the community when looking to its future development. Obviously, the influence of natural features will determine the extent of private development in many areas of the community and also, the awareness of the community of potential problem areas can help guide community development policies to avoid their development.

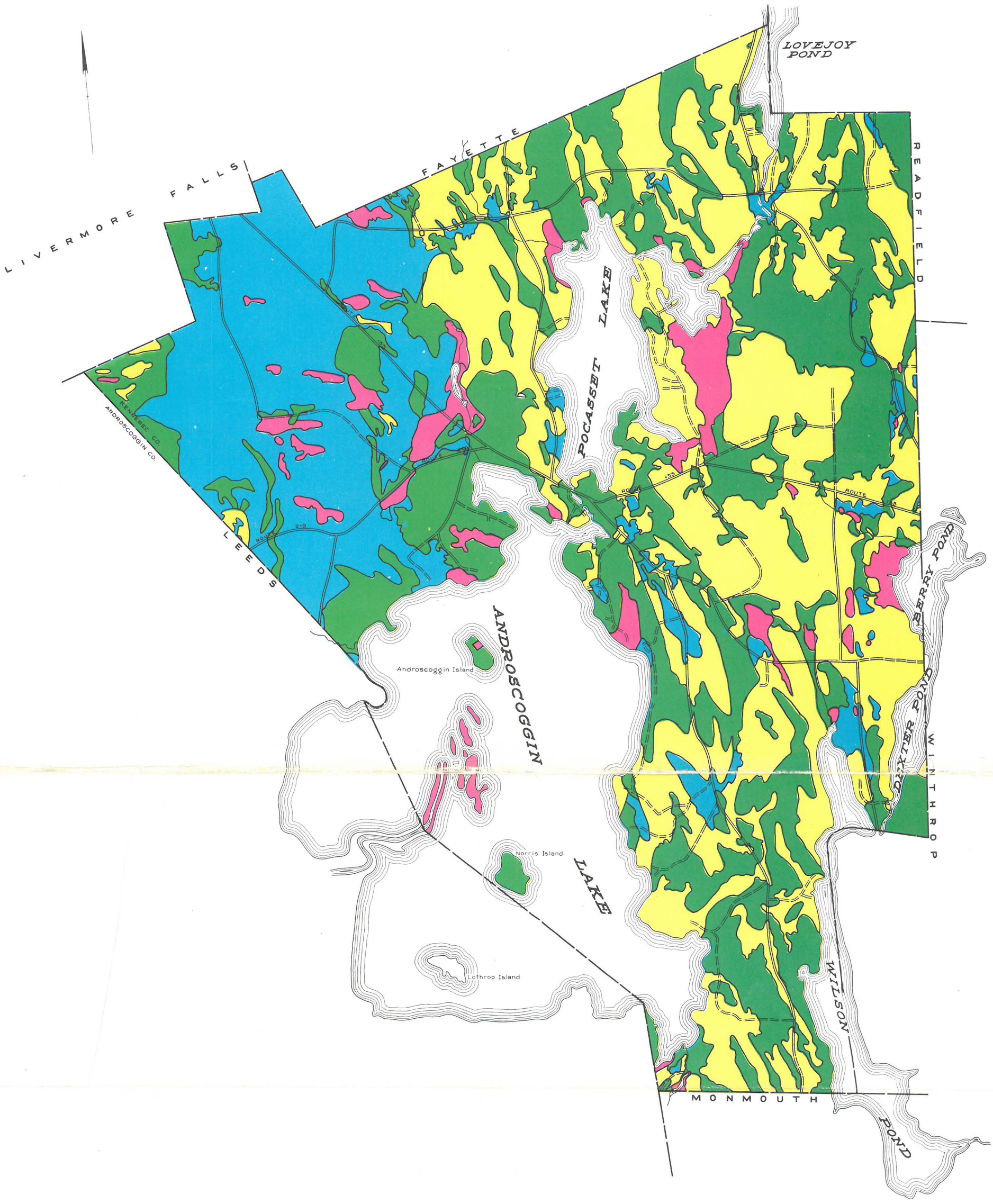
Through the exercise of subdivision regulation authority by the Planning Board and through the establishment of minimum standards, such as density controls through zoning, the community can prevent unsound, unsanitary, and potentially costly development before it gets started.

Land Capability

In Wayne there is a very large amount of land area which lends itself to development of both urban and low density use of the community's land. However, even most of the best areas suffer from excessively well-drained soils and offer potential hazards from individual sewage disposal systems. For, much of the rolling, sandy countryside of Wayne is easily turned into roads or building sites. However, a great deal of even the best of these soils suffer from overly well-drained characteristics which can lead to pollution of both ground water and surface water sources, including private water supplies, unless adequate precautions are taken. (See Land Capability Map.)

There are a few areas in the community which are so swampy as to preclude any intensive use. There are also a number of very extensive areas which, primarily because of wet conditions, are not suitable for building development or intensive utilization, but lend themselves to forestry uses and some agricultural use. However, the greatest proportion of the community is reasonably well-suited to either low intensity or recreational development or even what might be classified as urban development (implying the suitability of the area for foundation materials, laying sewer and water mains, etc.).

The Land Capability Map is derived from the soil survey of the community by the Soil Conservation Service and simply represents a grouping of soils with similar use capabilities. Table 16 provides a summary of the soils found in Wayne and the land use suitability ratings of these



LAND CAPABILITY

LEGEND

- URBAN DEVELOPMENT
- LOW INTENSITY AND RECREATIONAL DEVELOPMENT
- FORESTRY AND AGRICULTURE
- UNSUITABLE FOR INTENSIVE USE

SOURCE: U.S.D.A. SOIL CONSERVATION SERVICE

WAYNE

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1968

JAMES W. SEWALL COMPANY, PLANNING CONSULTANTS, OLD TOWN, MAINE

SCALE

1000 0 1000 2000 3000 4000 FEET

MAP COMPILED USING PHOTOGRAMMETRIC METHODS
FROM JAMES W. SEWALL COMPANY AERIAL PHOTOGRAPHS, 1968

soils developed by the Soil Conservation Service. Areas indicated as suitable for urban development are those which have soil groupings with similar characteristics for septic tank sewage disposal, sewer and water utility systems, heavy building sites, and house construction. Those areas identified as "low intensity and recreational development" are those which are less suitable for laying of sewer and water lines and for heavy building sites, but are, in general, easily developable. One limitation to both of these areas in Wayne is that there are very few soils that are really excellent for septic tank disposal, because of the excessively permeable, sandy soils.

A third grouping of soils, which excludes those with low-intensity and urban development suitabilities, comprises those with only forestry and agricultural use potentials.

The final category of soil associations includes mostly swampy areas or areas which have been damaged from mining activity or erosion. (See Land Capability Map.)

Soil Conditions

The "urban development" soils are, for the most part, sandy, loamy soils which derive from a glacial till material and have excellent bearing capacity, and are well-drained or even excessively well-drained. These are also the soils which provide sources of sand and gravel in the community.

The "low-intensity and recreational development" soils either are not as well-drained, are excessively sandy, or lack stability for foundation materials and for laying of sewer and water lines. The cost of putting sewer and water in these areas is the main distinction between "low-intensity" use and the "urban development" soils.

The "forestry and agriculture" soils are comprised mainly of two types of areas - those which are very wet and those which have excessively steep slopes. Slopes in excess of 15% are ruled out for developmental use though they may be used for certain agricultural activity and for forest species. These soils are all very poor for septic tank sewage disposal and lack adequate bearing capacity for foundation materials.

The soils which were classified as unsuitable for intensive use comprise mostly swamp or high water table areas which can support no equipment for harvesting of either trees or agricultural crops and, of course, are totally unsuited for any structures.

TABLE 16 - WAYNE SOIL SUITABILITIES

Soil	Septic Tank Sewage Disposal	House with Septic Tank	House on Public Sewer	Pipe and Sewer Lines	Heavy Bldg. Sites	Agri-culture	Tree Growth	Recre-ation	Wild-life
"Urban Development Soils"									
135 B Berkshire vstfsl	G	G	G	G	G	V	G	P	V
36 B & C Charlton fsl	G	G	G	G	G	F	G	F	F
35 A, B & C Charlton vstfsl	F	F	G	F	G	V	G	P	V
68 B Hartland vfsl	P	P	G	F	G	G	G	F	F
52 B & C Hinckley gsl	F	F	G	P	G	P	G	F	P
38 B & C Paxton fsl	P	P	G	G	G	F	G	F	F
39 A,B & C Paxton vstl	P	P	G	G	G	F	G	P	P
95 B Stetson fsl	F	F	G	P	G	F	G	F	F
"Low Intensity and Recreational Development"									
90 B & C Agawam fsl	P	P	G	P	P	F	G	F	F
51 B & C Adams ls	F	F	G	P	P	P	G	F	P
53 A B Ninigret fsl	P	P	F	G	F	P	G	F	F
40 A, B & C Sutton fsl	P	P	F	F	F	F	G	F	F
45 B Woodbridge vstfsl	P	P	F	G	F	V	G-F	F	P
"Forestry and Agriculture"									
51 D Adams ls	P	P	P	P	V	V	G-F	P	V
69 A, B Belgrade vfsl	V	V	P	F	P	F	G	P	F
65 A,B & C Buxton sil	V	P	V	P	P	P	G	P	F
36 D Charlton fsl	P	P	P	F	F	V	G	P	P
61 B Elmwood fsl	P	V	P	P	V	F	G	F	F
30 B,C & D Hollis fsl	V	V	P	P	P	V	F	P	P
31 B,C & D Hollis vrfsl	V	V	V	P	P	V	P	P	P
42 B Leicester fsl	V	V	V	P	P	P	G	P	G
25 A-1B Leicester vstfsl	V	V	V	P	P	V	F	V	F
39 D Paxton vstfsl	P	P	P	F	P	V	F	P	P

TABLE 16 - WAYNE SOIL SUITABILITIES CONT'D.

Soil	Urban Industrial					Agri-culture	Tree Growth	Recrea-tion	Wild-life
	Septic Tank Sewage Disposal	House with Septic Tank	House on Public Sewer	Pipe and Sewer Lines	Heavy Bldg. Sites				
				"Forestry and Agriculture" Cont'd.					
66 A,B Scantic sil	V	V	P	P	V	P	E	P	G
55 S,B Scarborough fsl	V	V	V	P	P	V	F	P	F
64 C Suffield sil	V	V	F	P	V	P	G	P	F
41 A, B & C Sutton vstfsl	V	V	F	P	F	V	G	P	P
56 A Walpole fsl	V	V	V	P	V	P	F	V-P	G
4 B-1 Winooski sil	V	V	V	F	V	F-G	G	P	F
				"Unsuitable for Intensive Use"					
8 Alluvial Soils	V	V	V	V	V	V	P-F	V	V
67-A Biddeford sil	V	V	V	V	V	V	P-F	V	P
9 SB Dune Land	V	P	P	P	V	V	V	V-P	V-P
9 M Peat and Muck	V	V	V	V	V	V	V	V	V-P
7 A-1 Saco sil	V	V	V	V	V	V	P	V	P

Note: "G" = Good, "F" = Fair, "P" = Poor, "V" = Very Poor for use indicated.

Source: Summarized from Soil Suitability Guide for Land Use Planning in Maine, Miscellaneous Publication 667 U.S.D.A. Soil Conservation Service, U. of M. Agricultural Experiment Station.

Pollution Hazards

The Wayne community is extremely concerned about the quality of the water in its several lakes and ponds. Faced with an expansion of seasonal cottage development as well as the increase in year-around housing and the rising per capita use of water and therefore generation of wastes, the community realizes within its own boundaries this potential to do irrevokable harm to the surface water resources. Particularly considering that most of the lakes in Wayne are reasonably shallow, warm water bodies which are more susceptible to the growth of algae and associated deteriorating conditions from pollution, the community is concerned that it may experience pollution problems similar to those in other lakes in the State of Maine.

Furthermore, the Pocasset and Androscoggin Lake watershed extends far out of the Town of Wayne into the towns of Fayette, Readfield, Mt. Vernon, and Chesterville to the north and into the Androscoggin River through the Dead River to the west. Berry Pond, Dexter Pond, and Wilson Pond flow into the Kennebec River watershed through the already seriously polluted Annabessacook Lake and through Cobbosseecontee Lake, which is described as being threatened by pollution problems. The history of pollution of Maine's lakes is told mostly as a tale of procrastination on the parts of municipalities and industries which have been given adequate warning of the coming crises in the nutrient balance of the water body. Sebasticook Lake in Newport, Maine, and Annabessacook in neighboring Monmouth, (part of the Kennebec watershed into which the Wilson Pond outlet flows) are both in advanced stages of eutrophication, which has been going on for at least 25 years in both lakes. A report on Annabessacook Lake by the Maine Water Improvement Commission issued in September 1967 states,"Annabessacook Lake is in advanced stages of eutrophication; without reversal of this process, the same problem will develop in Cobbosseecontee Lake. .... Prompt remedial action must be taken; these valuable natural resources are not replaceable. The Water Pollution Control statutes have been designed by the Legislature to protect and improve water quality in these lakes. Ten years have passed since these waters were classified and the lakes' condition has degraded in the meantime."

The Annabessacook Lake story continues tracing the history of pollution control efforts from 1944 in which the principal offenders were notified to correct their pollution loads, through 1960 when a number of local residents had called meetings and demanded "positive abatement action". Since 1960 the study notes, "the entire files show prodding of industry and municipality in the drainage by State agencies having pollution control authority to obtain treatment facilities in order to abate the nuisance condition of the Lake. Most efforts were directed toward removing organic pollution and phosphates or nutrients - "so-called". These results have culminated in studies by mill management and some positive action toward abatement but not enough to stem increasingly organic pollution and lake fertilization".

The problem in Wayne is a two-fold one: first, both the year-around and seasonal developments in the community are not of sufficient density, for the most part, to support a costly public sewer system and secondly, the soil conditions in many areas do not lend themselves to private

waste disposal. Even the very best soil conditions in the community are none too good for septic tank sewage disposal. There are only two soils listed in the township which were classified as "good" for septic tank sewage disposal. (See Table 16.) Many of the sandy soils in Wayne are excessively well-drained and sewage wastes are likely to move longer distances quickly.

The lakes and drainage systems in Wayne are all classified as "B-1" waters by State statutes. B-1 waters according to the Water Improvement Commission statutes are designated as follows: "B-1. Waters of this class shall be considered the higher quality of the Class B group and shall be acceptable for recreational purposes after adequate treatment for use as a potable water supply. The dissolved oxygen of such waters shall be not less than 75% of saturation and contain no more than 300 coliform bacteria per 100 millimeters.

There shall be no disposal of sewage or industrial waste in such waters except those which have received adequate treatment to prevent lowering of the standards for this classification, nor shall such disposal of sewage or waste be injurious to aquatic life or render such dangerous for human consumption."

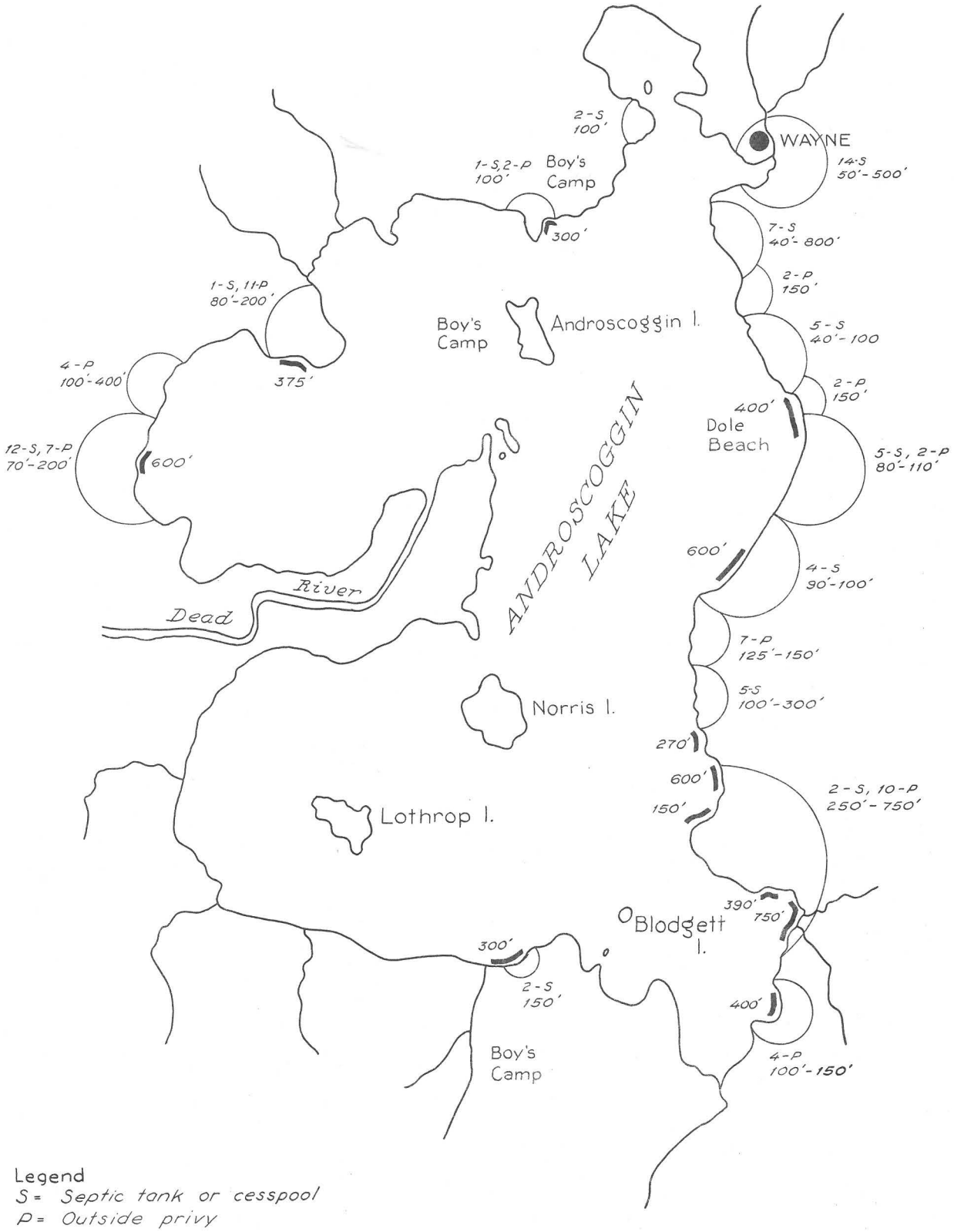
The Androscoggin River itself is classified as "C" which is supposed to be of sufficient quality to be "satisfactory for recreational boating, fishing and other uses except potable water supply and swimming, unless adequately treated to meet standards." The Dead River outlet of Androscoggin Lake flows into the Androscoggin River and the dam on the river is supposed to protect the Lake from back-flooding of the Androscoggin into Androscoggin Lake through Dead River in times of flood water. Whether this dam is adequately maintained at present is not known, but it is designed to prevent pollution of Androscoggin Lake from the Androscoggin River except under extraordinary flood conditions.

There is very little data available on the watershed above Wayne and on the Wayne lakes and ponds. While there has been a study done of the Androscoggin River itself in 1966 by the Water Improvement Commission and a study of the situation in Annabessacook Lake in 1967, little has been done in the way of evaluating problems in the watershed above Wayne and in Wayne lakes and ponds. This is one area in which the community could undoubtedly press for further action. If preventative measures are to be taken, the conditions in the watershed should be established and communities contributing to such conditions in Wayne should be notified as well as problems in Wayne itself being pin-pointed.

Judging from the very poor soil conditions around some of Wayne's lakes, there is a very great hazard from septic tank disposal and other private sewage disposal systems. The map of Androscoggin Lake sewage disposal indicates the extensive distribution of private disposal systems already around the lake. Furthermore, an examination of the Land Capability Map indicates that soils around Androscoggin Lake are not, for the most part, good.

The numerous beaches on Androscoggin Lake offer excellent swimming sites (See Androscoggin Lake Map) but the maintenance of high quality water in the lake is a must, for proper utilization of this resource.

ANDROSCOGGIN LAKE SEWAGE DISPOSAL



Legend
S = Septic tank or cesspool
P = Outside privy
▬ = Beach area

Source: Water Improvement Commission

STREETS AND HIGHWAYS

Existing Street Pattern

At the present time Wayne has an extensive network of roads which provide access to every part of the township. State Routes 219 and 133 are the only two arterial streets carrying all through traffic as well as a major portion of that generated locally. While Hardscrabble Road, Morrison Heights Road, and the North Wayne-Winthrop Road serve some through traffic, they are primarily collector streets as are the Pond Road and the Old Winthrop Road. These collector streets serve to pick up the traffic from rural roads and residential streets and funnel them onto the through highways in and around Wayne.

The remaining streets and roads serve primarily to provide access to individual properties.

Highway Designation

Route 133 is the only State highway in Wayne. Five and one-half miles of its length are within the Town boundaries. There are several State-aid roads in Town, including all of Route 129, Fayette Mill Road in North Wayne and most of the Morrison Heights Road. Additionally, the North Wayne-Winthrop Road, the North Wayne Road to Pond Road and all of Pond Road are State-aid. (See Table 17.)

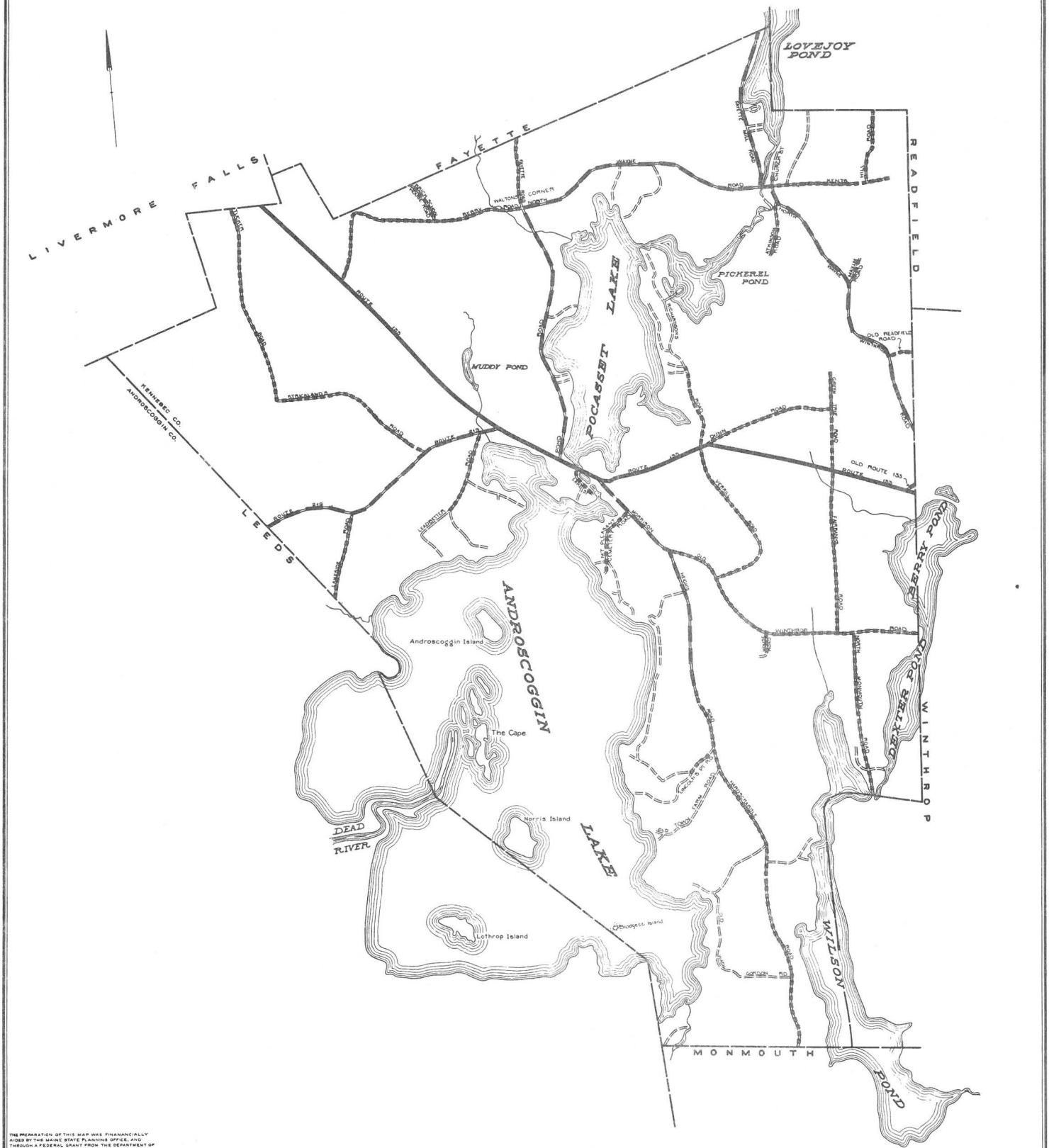
All of the other named roads in Town except the Old Town Farm Road, the Old Wash Gordon Road and parts of House Road and Lincoln Point Road are Town ways for which the Town has direct and complete responsibility. There are approximately 20 miles of road in this category.

All other roads in Town are privately owned.

TABLE 17 - HIGHWAY DESIGNATION

Designation	Mileage
State Highway	5.50
State-Aid Roads	10.68
Town Ways	20.70
Private Open to the Public	14.53
Total	51.41

Source: Maine State Highway Commission



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ROAD CLASSIFICATION

LEGEND

- STATE HIGHWAY
- STATE AID ROADS
- TOWN WAYS
- PRIVATE WAYS

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SCALE

1000 0 1000 2000 3000 4000 FEET

MAP COMPILED USING PHOTOGRAMMETRIC METHODS FROM JAMES W. SEWALL COMPANY AERIAL PHOTOGRAPHS, 1966

Traffic Flow

In 1966 the largest volume of traffic was located on Route 133 just east of its intersection with Lake Street. At that time an average of slightly more than 1,550 cars used this route daily. This traffic represents almost all local and through traffic in Wayne. Counts taken on Routes 219 and 133 west of this point in 1968 indicate that the volume has increased about 10 percent in the two-year period. (See Traffic Flow Map.)

There appears to be nothing that will change the present traffic pattern in the near future and none of the streets are presently carrying a volume that of itself creates any problem. Probably the only section of road that could become a major problem is the section of 133 through Wayne Village. Being positioned as it is between Pocasset and Androscoggin Lakes with numerous developed properties on both sides, it could become congested in the future if both through and local traffic and local summer resident traffic raises the load of Route 133 considerably.

Road Conditions

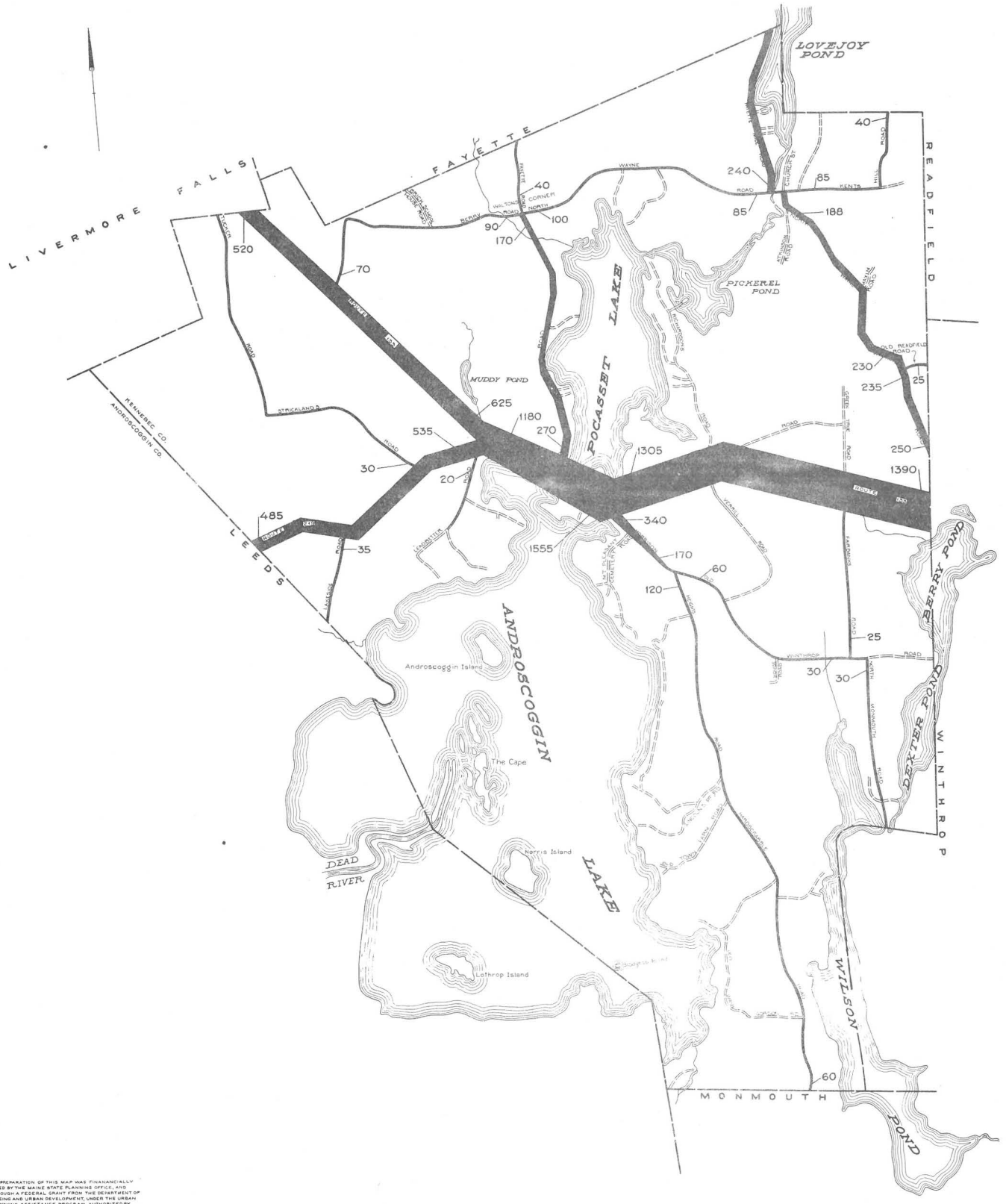
The highway system in the Town of Wayne is generally in good condition. While many roads are narrow and unpaved, they are in most cases adequate for the volume and type of traffic carried.

The roads in North Wayne are in somewhat poorer condition than those in Wayne Village. The private road just east of Church Street requires a major construction effort. Both the Kents Hill Road, which was being worked on at the time of this inventory and the North Wayne-Winthrop Road need work to make their surfaces adequate for the traffic they carry. (See Road Conditions Map.)

Three Town ways: Winthrop Road from North Monmouth Road to the Town line, a section of Verrill Road and Dunn Road are not presently adequate for the minimal use they presently receive. All three must be widened and their surfaces improved and better drainage provided before they can be termed adequate. The fact that they serve only a very few people is probably a contributing factor in the neglect of these roads. However, unless they are improved they will not only remain hazardous to travel but will tend to be more costly to maintain than is necessary.

Virtually all of the roads that only provide access to private camps or groups of camps are one-lane and have inadequate provision for drainage. While this is little cause for concern in flat terrain, such as that on the east side of Pocasset Lake, it makes those on a steep slope hazardous and expensive to maintain. Most of the roads in the latter category are located on the east side of Androscoggin Lake and are privately owned.

Hardscrabble Road, which serves many of these private roads, is basically an adequate gravel road, but since it carries more high speed, all-weather traffic than many of the paved roads in the township, it requires more maintenance to keep it in condition. (See Table 18 - Road Condition by Designation.)



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TRAFFIC FLOW

1500
1000
500

WIDTH OF BAND ILLUSTRATES APPROXIMATE VOLUME OF TRAFFIC

SOURCE: MAINE STATE HIGHWAY COMMISSION
1966 ANNUAL AVERAGE DAILY TRAFFIC

WAYNE

KENNEBEC COUNTY, MAINE

WAYNE PLANNING BOARD

1968

JAMES W. SEWALL COMPANY, PLANNING CONSULTANTS, OLD TOWN, MAINE

SCALE

1000 0 1000 2000 3000 4000 FEET

MAP COMPILED USING PHOTOGRAMMETRIC METHODS FROM JAMES W. SEWALL COMPANY AERIAL PHOTOGRAPHS, 1966

TABLE 18 - ROAD CONDITION BY DESIGNATION

Designation	Adequate	Fair	Poor	Uninventoried	Total
State Highway	5.50	0	0	0	5.50
State Aid Highway	8.60	2.08	0	0	10.68
Town Way	14.75	4.11	1.84	0	20.70
Private Road	3.88	.95	4.73	4.97	14.53
Total	32.73	7.14	6.57	4.97	51.41

Conclusions and Recommendations

It is extremely important that the Town of Wayne establish minimum standards for the acceptance of any new streets as town roads. Through the exercise of subdivision review and through a street acceptance ordinance the Town can promote adequate streets in the future and keep town construction and maintenance costs to a minimum. The "Geometric Standards" in the chart below present absolute minimums for right-of-way widths, etc. for streets according to function. While such standards can be used as a guideline, each street should be reviewed by an engineer to insure adequate construction, elimination of drainage problems and consideration of local roadbed conditions peculiar to a specific project.

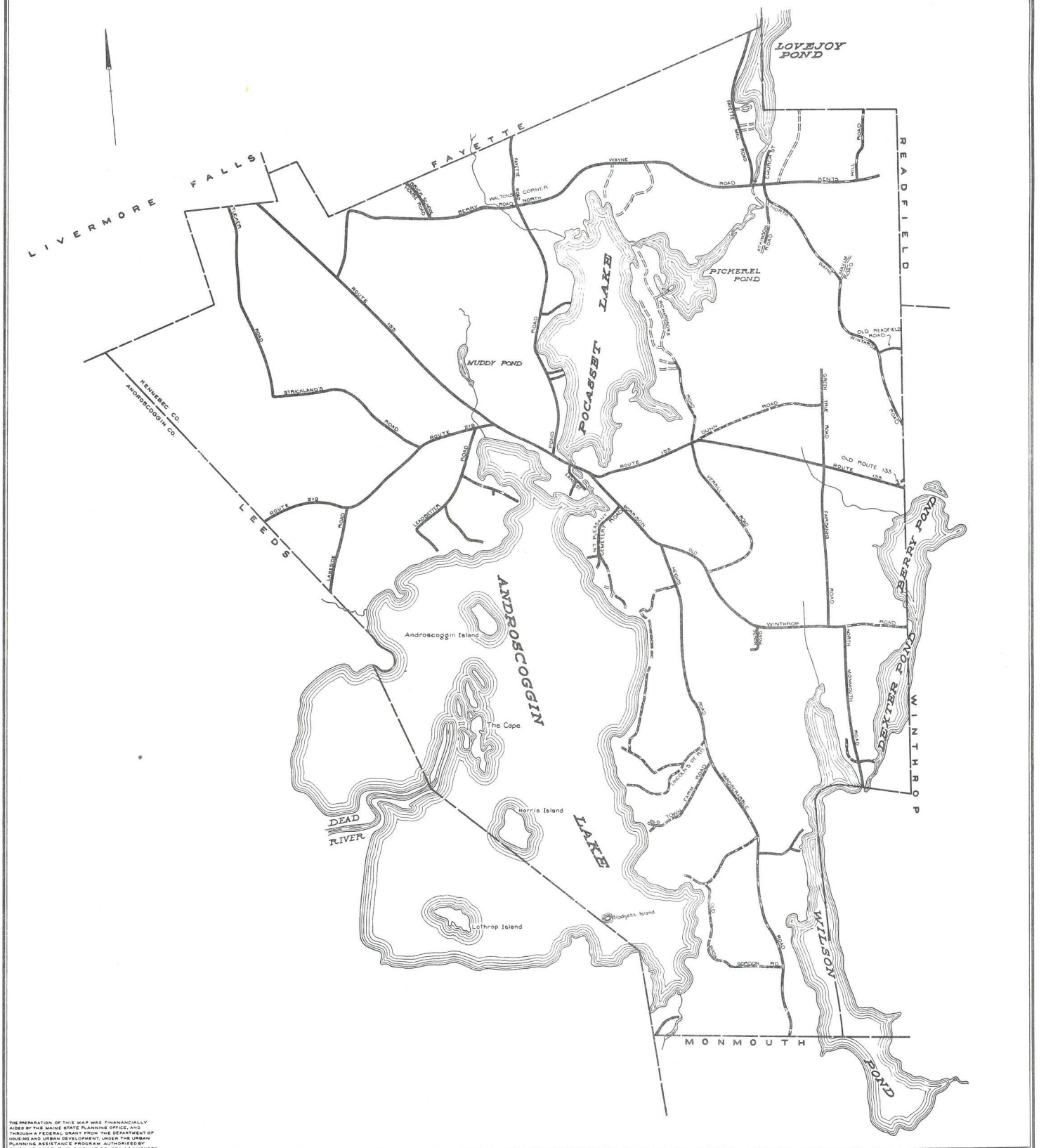
Wayne has several road problems on existing State-aid and Town ways which need immediate attention. The two major improvement projects are Hardscrabble Road and North Wayne-Winthrop Road. An effort should be made to bring Hardscrabble Road up to State-aid standards and to request its inclusion in the State-aid system. This road performs a through traffic function - particularly in the summer season. Maintenance of this fairly well-traveled road would be much less costly, if it were surfaced.

North Wayne-Winthrop Road also needs re-surfacing. This road carries more traffic than any of the Town ways and much of the other State-aid road.

Table 19 also indicates the need for several small repair and reconstruction projects (Old Winthrop Road, Kent's Hill Road, Lincoln's Point Road and Atkinson Road) as well as recommendations for discontinuing some short lengths of road in preference to reconstructing them (parts of Dunn Road and Verrill Road).

The lengths of road referred to in Table 19 correspond to the Road Conditions May. (See Road Conditions Map.) Traffic volume is 1966 Average Daily Traffic from the Maine State Highway Commission. (See Table 19.)

The Town of Wayne should establish a capital reserve fund for road construction and re-construction to help spread the costs of major improvement projects out over several tax years and eliminate the need for short-term borrowing.



THE PREPARATION OF THIS MAP WAS FINANCIALLY AIDED BY THE MAINE STATE PLANNING OFFICE, AND THROUGH A FEDERAL GRANT FROM THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, UNDER THE URBAN PLANNING ASSISTANCE PROGRAM AUTHORIZED BY SECTION 701 OF THE HOUSING ACT OF 1954, AS AMENDED.

ROAD CONDITIONS

LEGEND

——— ADEQUATE
— — — IN NEED OF REPAIR
- - - - - - IN NEED OF RECONSTRUCTION

WAYNE

KENNEBEC COUNTY, MAINE

WAYNE PLANNING BOARD

1968

JAMES W. SEWALL COMPANY, PLANNING CONSULTANTS, OLD TOWN, MAINE

SCALE

1000 0 1000 2000 3000 4000 FEET

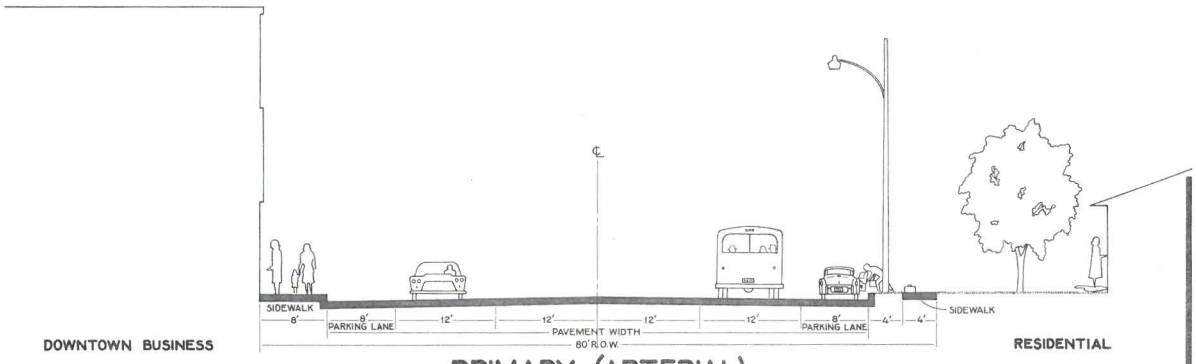
MAP COMPILED USING PHOTOGRAMMETRIC METHODS FROM JAMES W. SEWALL COMPANY AERIAL PHOTOGRAPHS, 1966

TABLE 19 - PROPOSED ROAD IMPROVEMENT PROGRAM

Road	Classification		Need	Length (miles)	Traffic Volume (A.D.T.)	Priority*
	State-aid	Town				
Hardscrabble Road		x	Repair - Surface	2.29	80	1
North Wayne-Winthrop Road	x		Repair - Resurface	2.08	220	1
Dunn Road		x	Discontinue .50 miles	.95	10	1
Old Winthrop Road		x	Reconstruction	.45	Less than 30	2
Kent's Hill Road		x	Repairs	.77	40+	2
Verrill Road		x	Discontinue	.81	N/A	1
Lincoln's Point Road		x	Reconstruction	.23	5	2
Atkinson Road		x	Repairs	.50	4	2

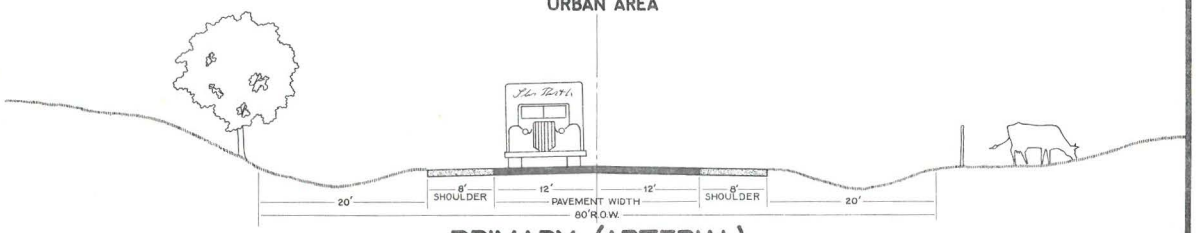
*Priority indicates relative timing of action only. "1" items should be given priority of "2" items.

MINIMUM REQUIREMENTS FOR STREETS



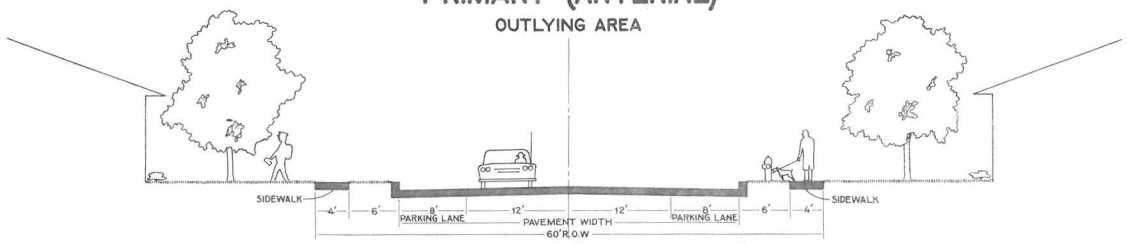
PRIMARY (ARTERIAL)

URBAN AREA



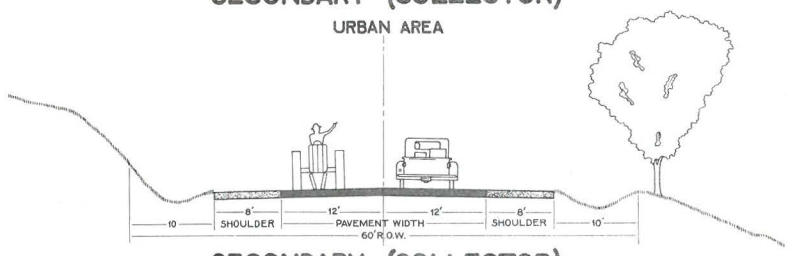
PRIMARY (ARTERIAL)

OUTLYING AREA



SECONDARY (COLLECTOR)

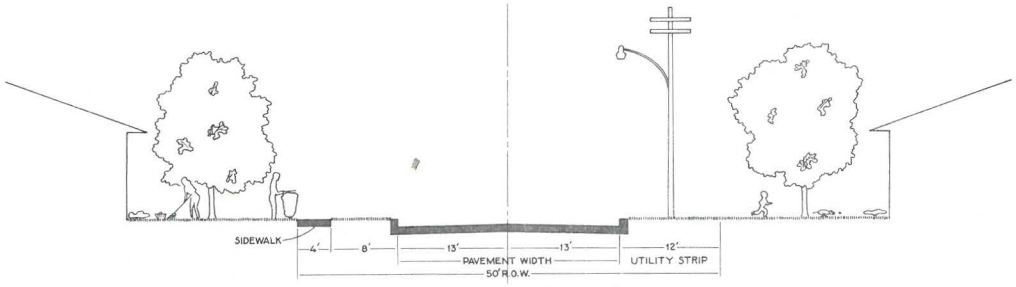
URBAN AREA



SECONDARY (COLLECTOR)

OUTLYING AREA

MAJOR STREETS



LOCAL (ACCESS)

RESIDENTIAL AREA

MINOR STREET

GENERAL DEVELOPMENT PLAN

Goals and Objectives

A meaningful policy statement to guide the future development of a community must be based upon some local goals and objectives. In order for physical planning to be meaningful in each community and in order that its implementation be feasible, it must be based upon the needs and hopes of the community's citizens. In the Town of Wayne there are a number of specific community objectives which can be fulfilled by the community's land use plan, as well as the general objectives of doing this kind of planning such as promoting an orderly and attractive development of the Town, eliminating land use conflicts and traffic congestion, and increasing the return to public dollars invested in community facilities and services.

The general plan for Wayne has taken into consideration the above goals and furthermore, has a number of more specific objectives which stem from the original concerns of Wayne citizens which brought about this planning study. Among the objectives of the Wayne plan are a concern for protection of the existing natural resources and rural amenities of the community, such as: the Town's lakeshore areas, the attractive open pattern of development in the old farm areas of the community, the high-value, high-quality development and desirable residential environments in the community's village areas. The prevention of pollution of the water bodies in the community is a prime objective of the plan, as well as the establishment of density controls to prevent premature development of land area not serviced by public sewer and water or other services and to promote the present range of rural residence and agricultural activities present in the community. The community hopes to fulfill these objectives by establishment of a general development policy and its implementation with specific minimum standards for development in keeping with the rural nature of the community, but directed at controlling high density development in the lakeshore areas and other areas of the Town. In the past the community has set up some minimum standards to help guide development. As a result of the planning study the Town of Wayne may now take a more positive approach to development problems through subdivision regulation review and minimum land use controls.

Generalized Land Use Plan

The general land use policy developed to meet the specific objectives and conditions in the Town of Wayne as reflected in the General Land Use and Major Street Plan Map establishes five broad areas of land utilization. The first of these, encompassing the North Wayne and Wayne Village areas, is intended to establish the higher-density living areas of the community, where the presence of certain retail and service establishments to serve village residents would be anticipated. This use area is based upon the existence of extensive settlements presently at these points in the community and is shaped by the soil suitabilities of undeveloped areas adjacent to the villages, as well as the accessibility of land to major streets. Somewhat higher densities presently exist in these areas than anywhere else in Town and it is anticipated that they would continue to be more intensively used in the future.

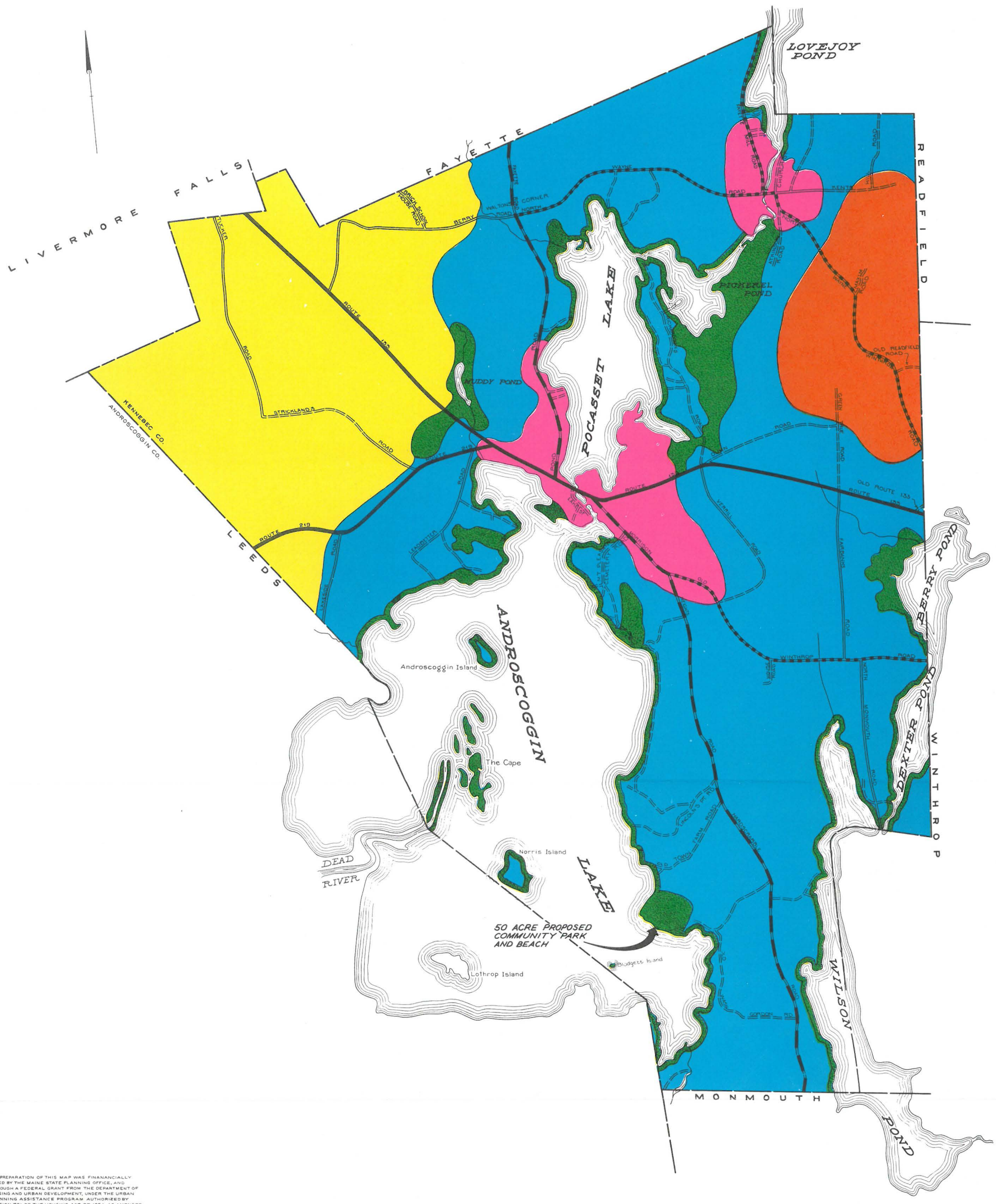
However, reasonably large minimum lot sizes of 1/2 acre or more would be advisable in these areas due to the lack of public sewage disposal and water supply systems. Minimum standards for the establishment of parking and loading areas are proposed to eliminate traffic congestion in these more intensely used areas.

Minimum development standards in the village use area should control densities to a maximum of two dwelling units per acre for residential uses, limit yard sizes to no less than 15 feet and lot frontages to no less than 125 feet. All uses which have offices or provide sales or services should have a minimum of four off-street parking spaces and any use which requires delivery of any materials should provide one off-street loading space.

The second use area identified as "low-density residence" on the General Plan, encompasses the remaining lakeshore frontage areas of the community and the Androscoggin Lake and Wilson Lake peninsula stretching from Route 133 to the Monmouth town line. (See General Development Plan.) The customary rural residence and agricultural use of these areas is anticipated to continue to be a major use factor, along with the recreational residence and associated types of uses, oriented to the waterfront. The control of densities in these areas is exceptionally critical because of the steep topography sloping toward the community's water bodies and the open space and rural amenities of these areas which can only be protected by such density controls. The low density residence areas would not be areas of intensive commercial or industrial use, but would provide the most ideal rural residence and seasonal residence sites in the community. Residential densities in this area should not exceed one dwelling-unit-per-acre and yard requirements should be a minimum of 30 feet to protect the high-value residential properties from other activities in the area, such as accessory use stables, barns, etc. The minimum frontages on the streets and highways of the area should be no less than 175 feet. Setbacks from all water bodies in these areas should be a minimum of 100 feet both to protect the community's lakes from pollution and to add to the value and attractiveness of the lakeside environment.

The third use area proposed in the general plan encompasses the traditional rural activities of forestry, farming and rural residence, and also allows for some of the necessary, intensive-use activities such as sawmills, hotels and motels, and other commercial, recreational uses such as trailer parks and tenting areas. The agricultural, forestry and residential uses in this area should be subject to minimum lot sizes of 1 acre and minimum yard requirements of 30 feet. The more intensive usage such as commercial recreation, motels, quarrying, wood processing, etc. should all be subject to minimum development standards insuring non-interference with residential uses in the area. This would include provision for off-street parking for any activities having employees or generating customers, as well as larger lot sizes and larger yard requirements to protect residential properties in the area.

The fourth use area proposed in the plan encompasses the traditional forestry, farming and rural residence uses and also provides for rural locations of mobile homes and mobile home parks. Possessing good access and reasonably good soil conditions, with the proper density controls limiting single mobile homes and single-family structures to minimum lot sizes of 1 acre, this area can serve a pressing need in the community for different types of rural residence sites, which will not conflict with concentrations of year-around



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GENERAL LAND USE AND MAJOR STREET PLAN

LEGEND

PROPOSED LAND USE

- VILLAGE USE AREA
- LOW DENSITY RESIDENCE
- FOREST, FARMING AND RESIDENCE
- RURAL RESIDENCE AND FARMING
- PARK, RECREATION, OPEN SPACE, AND CONSERVATION

FUNCTIONAL CLASSIFICATION OF STREETS AND HIGHWAYS

- MAJOR ARTERIAL
- SECONDARY ARTERIAL
- COLLECTOR STREET

WAYNE

KENNEBEC COUNTY, MAINE

WAYNE PLANNING BOARD

1968

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SCALE

1000 0 1000 2000 3000 4000 FEET

MAP COMPILED USING PHOTOGRAMMETRIC METHODS FROM JAMES W. SEWALL COMPANY AERIAL PHOTOGRAPHS, 1968

development or seasonal cottages. Densities in mobile home parks in this area should not exceed 6 mobile homes per gross acre. Furthermore, additional standards for mobile home park development should be established to insure that where such densities are permitted, adequate layout and adequate utilities are provided. The Town should adopt a Mobile Home Park Ordinance for this purpose.

The final use area consists of a range of uses including parks, recreation, open-space and conservation. The 100-foot setback requirement on the community's lakes is envisioned as part of this open-space concept and is so illustrated on the General Plan. Furthermore, certain swamp areas and areas unsuitable for development, due to being subject to flooding, etc. are included as open-space elements in the plan. A community park and beach area on Androscoggin Lake encompassing some 50 acres of land and an attractive sand beach is proposed as part of this open space network.

The community should establish a Conservation Commission as provided by Maine Statutes to manage and promote open space and conservation utilization of these areas in the community. Those extensive areas shown in this use are primarily those areas which are totally unsuitable for other development and should be limited to wildlife, open-space recreation and other uses not requiring the placing of structures or building of roads.

Major Street Plan

The proposed functional classification of streets and highways in Wayne is simply a statement of their present function in most cases. The proposed major arterials are Route 133 (the breadth of the Town) and Route 219. The proposed secondary arterials are Pond Street and Morrison Heights and Hardscrabble Road south from Wayne Village to the Monmouth line. The Morrison Heights and Hardscrabble Road right-of-way is not presently serving an arterial road function, but is recommended for that function and should be brought up to State Aid specifications in a reconstruction program, as proposed in the Street and Highway Study. (See General Land Use Plan for Proposed Street Classification.)

The other significant streets in the Major Street Plan are four collector streets: North Wayne Road, Fayette Mills Road, North Wayne-Winthrop Road and Old Winthrop Road. Where adequate rights-of-way of at least 60 feet in width are not available on these collector streets, they should be acquired immediately in order to make future collector street use of these rights-of-way possible.

The major street rights-of-way should be protected for their traffic-carrying function by the provision of minimum standards for off-street parking and loading in built-up areas of the community and on all sites generating parking and loading traffic, as was noted in the discussion on Land Use. The most effective way to insure the provision of these off-street loading and parking spaces in the future is through their inclusion in land use control measures.

IMPLEMENTATION

Introduction

The best plans serve no purpose without an action program to follow them up. Community planning is a continuous activity requiring an ongoing program of study, recommendations and action. "Action" takes the form of passage of ordinances or appropriation of monies by Town Meeting; initiation of research or action by some other governmental agency; or establishment of some necessary local board or agency, etc. An important part of this "action" is the continued study and review of community problems and development trends by the Wayne Planning Board.

This discussion of implementation outlines a financial "plan" for the Town of Wayne; mentions needed local ordinances which were developed as part of this planning program; lists other action steps; and explores the continuing planning activity of the Planning Board.

Capital Improvement Program and Capital Budget

The wise community like the wise family budgets its money for major expenditures. Future capital outlays must be anticipated and provision made for acquiring needed capital either through savings or borrowing. In order to do this future capital needs must be identified and priorities for capital projects established.

If capital needs are anticipated and monies programmed in specially earmarked funds for capital projects, spending can be kept at a more constant level over time and the community can "afford" the project when it needs it. Thus the taxpayer benefits from more level rates of taxation and the availability of community facilities when they are needed.

There are few immediate capital needs in Wayne at the present. However, there are a number of short-range and long-range, one-time and recurring expenditures which need to be provided for by the establishment of reserve funds. (See Schedule I 1970-1990 Wayne Capital Improvement Program.) Furthermore, in the one case in which immediate action requiring capital expenditure is proposed, it is extremely important. For, the acquisition of land for a major community recreation area on Androscoggin Lake should be undertaken before rising land values make such a project prohibitively costly or land development makes it impossible. If Wayne residents are to continue to enjoy the open space and waterfront amenities in their community, some provision must be made to insure their continued presence and to insure free access to them for local citizens.

The acquisition and development of such a facility is eligible for a matching grant from the Federal Bureau of Outdoor Recreation, if funds are available. (This program is administered by the Maine State Parks and Recreation Commission.) Whether such matching funds are available or not, the community should undertake this project immediately. An approximate cost estimate for acquisition and development of such a facility might run as high as $40,000 to $50,000, unless some land were donated or Federal matching funds were acquired.

Of the remaining capital reserve items most are recurring capital items for equipment or reserves for projects of unknown cost or anticipated time of initiation (schools and utilities). The Town Municipal Building Fund is the only other major project slated for action in the twenty-year, program period. While the fire stations and town library were judged adequate for the planning period, the "Town House" which serves as a Town Hall and Selectman's office is a very old building on an extremely limited lot (50' x 65'). In order for this facility to be useable it would need to be moved to a larger lot where parking and a properly landscaped setting could be provided. Furthermore, it may be that this structure would be more suitable for a Town Museum in the long run. If this conclusion were reached by townspeople, the Town Office facilities might better be lodged in more functional space in a small new Town Office building.

The dollar impact of a sound capital improvement program designed to catch the community up on capital needs is demonstrated in Schedule II - "1971-1975 Wayne Capital Improvement Allocation". Under such a program initial capital reserve allocations total almost $16,000 annually, but the annual appropriation levels off to about $9,000 by 1975. (See Schedule II.)

SCHEDULE I - 1970-1990 WAYNE CAPITAL IMPROVEMENT PROGRAM

Item	Financing	Priority
1. Fire Equipment Reserve	General Taxation	Annual Dedication to Reserve
2. Equipment Reserve	" "	" " " "
3. Wayne Village Dam Reserve	" "	" " " "
4. School Capital Reserve	" "	" " " "
5. Town Municipal Building Reserve	" "	1975 - 1980
6. Parks and Recreation Reserve	Taxation, Reserves and short-term note (if necessary) and B.O.R. Grant	1970 - 1975*
7. Street & Utility Reserve (Includes Pollution Abatement)	General Taxation	Annual Dedication to Reserve

*Proposed Town Park and Waterfront Recreation Area.

SCHEDULE II - 1971-1975 WAYNE CAPITAL IMPROVEMENT ALLOCATION

Item	1971	1972	1973	1974	1975
1. Fire Equipment	$2,000	$2,000	$2,000	$2,000	$2,000
2. Equipment Reserve	1,000	500	500	500	500
3. Wayne Village Dam	200	200	200	200	200
4. School Reserve	1,500	500	500	500	500
5. Town Municipal Bldg.	2,500	2,000	1,500	1,500	1,500
6. Parks & Recreation	7,000	6,000	5,000	4,000	3,000
7. Streets & Utilities	1,500	1,500	1,500	1,500	1,500
Total Annual	$15,700	$12,700	$11,200	$10,200	$9,200

The next most logical question which a Wayne taxpayer should ask is can we afford it. The answer to this question appears to be yes, for the Capital Improvement Program was established on that basis.

In Wayne, as in most communities, municipal budgets have been increasing in recent years. (See Table 20.) Population growth and rising costs in general (including inflation) have contributed to such increases in Wayne. However, Wayne financial resources have been increasing in recent years, also. Assessed valuation has shown a steady increase each year along with excise tax receipts. (See Table 21.) It can be anticipated that the Wayne tax base will continue to expand slowly as new homes and cottages are constructed and existing ones are expanded.

A projection of recent trends in receipts and expenditures along with a projection of assessed valuation indicates that a slowly rising tax rate will probably be experienced to cover operating expenditures over the next five-year period (see Table 22). The Capital Improvement Budget has been set up to level off this rate of rise somewhat. (Table 22.) Therefore, the Wayne tax rate could be held more nearly constant in the short-run, Capital Budgeting period, as well as over the long-term Capital Improvement Program. This kind of long-range financial planning and budgeting can clearly benefit the Town of Wayne.

TABLE 20 - WAYNES RECEIPTS AND EXPENDITURES 1964-1969

	Appro-priations	Other Receipts	Total Available	Expendi-tures	Over-draft	Unexpended	Balance Forward
General Government							
1964	2,900.00	4,953.95	7,853.95	6,392.31	370.50	1,838.56	
1965	4,850.00	7,073.71	11,923.71	7,355.97	112.75	4,662.49	
1966	5,850.00	549.52	6,399.52	6,461.25	310.10	166.17	
1967	6,650.00	455.14	7,105.14	6,649.26		455.88	
1968	3,250.00	4,366.09	7,616.00	8,035.60	541.73	112.22	
1969	7,600.00	1,839.57	9,439.57	12,977.87	4,917.16	1,371.86	7.00
Protection							
1964	3,005.00	3,185.45	6,190.45	2,516.79		508.50	3,165.16
1965	3,355.00	4,478.36	7,833.36	3,816.20		224.30	3,792.96
1966	3,150.00	391.85	3,541.85	2,651.24	19.40	466.35	443.66
1967	3,650.00	884.57	4,534.57	3,726.14		99.89	708.54
1968	3,190.00	708.54	3,898.54	3,054.29		70.89	683.36
1969	3,700.00	701.30	4,401.30	3,908.20	7.18	140.40	359.88
Health & Sanitation							
1964	590.00		590.00	446.21		143.79	
1965	590.00		590.00	435.85		154.15	
1966	490.00		490.00	737.84	289.16		
1967	690.00		690.00	743.43	53.43		
1968	790.00		790.00	735.73	70.08	124.35	
1969	1,040.00		1,040.00	1,101.45	146.50	85.05	
Highways & Bridges							
1964	8,000.00	12,025.50	20,025.50	18,652.57	45.46	251.87	1,166.52
1965	7,700.00	12,600.36	20,290.36	23,175.34	45.86	997.64	(3,836.76)
1966	11,100.00	12,721.37	23,831.37	23,570.09	162.63		413.91
1967	9,600.00	14,815.54	24,415.54	24,007.39	1,478.48	2,268.51	211.88
1968	10,666.00	17,102.02	27,768.02	24,800.32	373.77	710.61	2,630.86
1969	15,082.00	17,823.97	32,905.97	27,803.44	1,023.86	690.41	5,435.98

Table 20 - Cont'd.

	Appropriations	Other Receipts	Total Available	Expenditures	Overdraft	Unexpended	Balance Forward
Welfare							
1964	1,500.00	50.00	1,550.00	1,501.14	1.14	50.00	
1965	1,500.00	1,606.02	3,106.02	3,619.03	513.01		
1966	3,500.00		3,500.00	2,082.56	72.38		1,489.82
1967	2,000.00	1,630.80	3,630.80	2,614.34	247.59		1,264.05
1968	2,000.00	1,316.17	3,316.17	2,650.50	598.38		1,264.05
1969	3,000.00	1,508.48	4,508.48	2,686.21		323.79	1,498.48
Education							
1964	46,539.00	20,079.11	66,618.11	56,491.47			10,126.64
1965	39,850.08	30,205.75	64,901.89	58,729.84			6,172.05
1966	53,686.15	22,095.25	75,781.40	73,894.08			1,887.32
1967	46,321.75	30,640.96	76,962.72	76,097.80			864.92
1968	56,426.11	28,735.66	85,161.77	89,688.11			(4,526.34)
1969	78,655.00	37,124.65	115,779.65	104,135.40			11,644.25
Unclassified							
1964	960.00	4,780.45	5,740.45	2,161.16	101.00	423.54	3,256.75
1965	1,803.85	4,618.89	6,422.74	2,542.69	95.00	90.10	3,290.67
1966	1,040.00	599.34	1,639.34	1,577.35	425.23	87.22	400.00
1967	2,370.00	489.56	2,859.56	1,217.50	103.00	18.50	1,700.00
1968	3,370.00	6,119.41	9,489.41	6,481.32	147.64	35.73	3,090.00
1969	1,420.00	3,959.97	5,379.97	2,499.67	41.98	32.28	2,890.00
Debt Service							
1964	4,431.00	14,632.00	19,063.00	18,761.22		301.78	
1965	4,431.00	41,396.00	45,827.00	41,126.80		436.20	4,264.00
1966	4,431.00	2,255.82	6,686.82	6,703.50	16.68		
1967	4,431.00		4,431.00	4,033.80		397.20	
1968	3,365.00	54,010.54	57,375.54	42,049.40		326.14	15,000.00
1969	4,365.00	15,013.28	19,378.28	20,022.77	644.49		

Table 20 - Cont'd.

	Appropriations	Other Receipts	Total Available	Expenditures	Overdraft	Unexpended	Balance Forward
Special Assessments							
1964	2,371.91		2,371.91	1,664.00		707.91	
1965	2,899.87		2,899.87	1,863.00		1,036.87	3,290.67
1966	2,225.85		2,225.85	1,863.00		362.85	
1967	2,536.21		2,536.21	2,205.00		331.21	
1968	3,164.69		3,164.69	2,205.00		959.69	
1969	8,778.17		8,778.17	4,072.50		4,705.67	
Annual Totals							
1964	70,296.91	59,706.46	130,003.37	108,586.87	518.10	4,225.95	16,548.55
1965	66,979.80	103,268.17	170,247.97	142,664.72	766.62	7,601.65	16,973.49
1966	85,473.00	38,613.15	124,086.15	119,540.91	1,295.58	1,082.59	4,634.71
1967	78,248.96	48,916.58	127,165.54	121,294.66	2,095.41	3,571.19	4,749.39
1968	86,221.11	112,358.43	198,579.54	179,700.27	1,731.60	2,339.63	18,141.93
1969	123,640.17	77,971.22	201,611.39	179,207.51	6,781.17	7,349.46	21,835.59

Source: Wayne Annual Town Reports 1964-1969

TABLE 21 - WAYNE SUMMARY OF FINANCIAL RESOURCES 1964-1969

	1964	1965	1966	1967	1968	1969*
Real Estate	$664,400.00	$675,740.00	$684,380.00	$701,240.00	$860,970.00	$1,824,140.00
Personal Property	27,510.00	24,270.00	24,120.00	21,080.00	31,330.00	42,605.00
Poll Tax	414.00	435.00	453.00	450.00	471.00	435.00
Assessed Valuation	691,910.00	700,010.00	708,500.00	722,320.00	892,300.00	1,866,745.00
Commitment (including money from surplus)	73,979.31	65,036.08	83,247.15	75,712.75	86,241.00	124,368.00
Tax Rate	.101	.095	.120	.103	.096	.066
Excise Tax	5,205.51	6,400.92	7,099.99	8,859.89	7,130.11	8,782.41
Capital Reserves	9,712.83	11,215.56	6,531.64	7,879.69	7,901.04	7,929.17
Surplus	465.87	2,584.63	4,798.77	4,904.85	1,015.67	5,704.81
Debt	15,650.00	13,650.00	11,650.00	9,650.00	25,660.00	7,495.00

*Reassessment in 1969

Source: Wayne Annual Town Reports 1964-1969

TABLE 22 - PROJECTED RECEIPTS, EXPENDITURES, APPROPRIATIONS, VALUATION AND TAX RATE 1970-1975

	Receipts	Expenditures	Appropriations	Assessed Valuation	Operating Tax Rate ($/1000 Val.)	Operating Tax Rate With Capital Imp. Program ($/1000 Val.)
1970	$67,701	$175,797	$108,096	$1,934,045	$56	
1971	72,431	187,387	114,956	2,001,345	57	$65
1972	77,161	198,977	121,846	2,068,645	59	65
1973	81,891	210,567	128,676	2,135,947	60	66
1974	86,621	222,157	135,536	2,203,245	62	66
1975	91,351	233,747	142,396	2,270,545	63	67

Codes and Ordinances

Among the most important tools in the process of directing community growth toward community goals and objectives is the establishment of minimum development standards and procedures for reviewing new development. The most effective way of accomplishing this is to spell out such standards and procedures in local ordinances, which when passed by Town Meeting have the weight of law behind them. This makes it possible for local officials to demand minimum performance from developers and protects developers (and local citizens) from arbitrary action on the part of such officials.

As part of this planning study a proposed Zoning Ordinance was drawn up which would help implement the objectives of the land use plan by specifying the range of land uses permitted in various areas of the town and prescribing standards for density and placement of buildings on lots in each zone. Such land use control measures offer minimum safeguards against the depreciation of local property values and the protection of natural resources while offering the local resident maximum freedom in conducting his customary land use activities. For these reasons, it is strongly urged that the Town of Wayne adopt this proposed Zoning Ordinance.

This planning project also includes a proposed set of Subdivision Regulations. This ordinance establishes minimum standards for the layout and development of new subdivisions to assist the Planning Board in discharging its subdivision review responsibility as established by present State statutes.

A Mobile Home Park Ordinance was also developed for the Town as part of this project. This ordinance prescribes minimum standards for the layout and development of Mobile Home Parks. It insures proper precautions are taken for the safety and health of mobile home park dwellers.

Basic planning standards other than those in local ordinances can be useful in evaluating local problems and implementing local policies. (See Appendix - Summary of Local Planning Standards.)

Action Program

In addition to the appropriation of money for the Capital Reserve Funds and the adoption of recommended ordinances by Town Meeting, there are a number of other actions to be initiated by the community. These major steps for the Town to take can best be summarized as an action program which should be undertaken immediately:

1. Establish a Conservation Commission by Town Meeting to oversee natural resources, parks and open space programs in the community.

2. Initiate Regional Action Committee to spur study and action on pollution abatement in area watersheds.

3. In conjunction with 2. above request a study of the pollution problems in Androscoggin Lake and the watershed. (Enlist support of the two Regional Planning Commissions in the area.)

4. Explore the possibilities of joining a Regional Planning Commission.

5. Initiate street improvement program (as developed in Street and Highway Study).

6. Acquire necessary right-of-way width for the Town's streets in accordance with minimum street standards according to proposed street functional classification.

7. Acquire land for proposed Town Park facility on Androscoggin Lake.

8. Explore site acquisition for Town House.

9. Adoption of the Comprehensive Plan by the Planning Board.

Continuing Planning

The completion of this study is only the beginning of planning activity in Wayne. The action program outlined above indicates initial steps to be taken in implementing recommendations of the plan. The responsibility of the Planning Board and the importance of keeping planning policies up-to-date in the community should not be overlooked.

There are numerous activities which should be reviewed annually by the Planning Board and other municipal officials. The Capital Improvement Program is one such activity which needs annual review. Furthermore, projections of the Capital Budget should be extended each year as well.

The basic indicators of population growth and development activities should be monitered constantly. The availability of new information, such as the 1970 Census results, should be evaluated and compared with present studies. Land use information and new building activities should be checked through periodic review of building permit information.

The community should keep informed of area developments and programs through contact (preferably affiliation) with Regional Planning Agencies. This can provide the Town with a flow of information as well as occasional professional assistance in its continuing planning efforts.

A P P E N D I X

SUMMARY OF LOCAL PLANNING STANDARDS

A. Land Use

1. Residential	Min. Lot Size	Min. Frontage	Off-Street Parking
No Utilities	40,000 Ft.^{2}	125'	1½ spaces
Public Water	20,000 Ft.^{2}	100'	-
Public Water & Sewer	12,000 Ft.^{2}	90'	-
2. Commercial			
No Utilities	35,000 Ft.^{2}	90'	2 spaces for each 300 square feet of floor area plus one loading space
Public Water	20,000 Ft.^{2}	75'	
Public Water & Sewer	20% Coverage	75'	
3. Industrial	None	None	1 space for each 300 square feet of floor area plus 2 loading spaces

B. Off-Street Loading Standards

Type of Use	Minimum Loading Space
Retail Business	One 12' x 55' space for the first 5,000 sq. ft. of floor area plus one space for any floor area in excess of 5,000 sq. ft.
Wholesale & Industrial	One 12' x 55' space for each 8,000 sq. ft. of floor area or fraction thereof.

C. Street and Highway Standards

Item	Arterial Streets	Collector Streets	Minor Streets
1) Minimum width	80'-100'	60'	50'
2) Minimum width of pavement:			
Urban	64'	40'	26'
Rural	24'	24'	26'
3) Minimum Grade	1%	1%	1%
4) Maximum Grade	4%-5%	7%-10%	7%-10%
5) Maximum Grade at Intersections	3% within 50 feet of intersections		
6) Minimum angle of Intersections	--	60°	--
7) Width of shoulders	8'	8'	8'
8) Minimum tangent length between Reverse Curves	300'	200'	100'
9) Minimum Center-line Radii on Curves	800'	200'	200'
10) Road base (minimum)	18"-24"	21"	18"
Sub-base, bank gravel	18"	15"	12"
Upper base, crushed gravel	6"	6"	6"
11) Bituminous paving (where used)	4"	3"	2"

	Arterial Streets	Collector Streets	Minor Streets
12) Road Crown (minimum)	¼"/1 Ft.	¼"/1 Ft.	¼"/1 Ft.
13) Sidewalks (where required)			
Minimum width	8'	4'	4'
Base Course (gravel)		-- 8" --	
Surface		2" bituminous hot-top	
14) Dead-end or cul-de-sac streets:			
Width			50'
Length, not more than			600'
Diameter of turn-around at enclosed end			
Property line (minimum)			125'
Pavement (minimum)			100'
15) Property line radii at intersection (minimum)			10'
16) Curb radii at intersections:			
90° intersections		-- 25' --	
Less than 90° intersections		-- 30' --	

D. School Standards

	Enrollment (Pupils)	Site (Acres)
Elementary	250 - 1,000	10 plus 1 per 100 pupils
Junior High	500 - 1,500	15 plus 1 per 100 pupils
Senior High	900 - 2,500	25 plus 1 per 100 pupils

E. Community Facilities

1. Police Protection
   a.) Personnel: 1 police personnel per 800 population

2. Fire Protection
   a.) Water Supply
      (1) Fire flow - five hours at 100,000 gallons per hour (minimum 40 psi throughout system)
      (2) Reserves - One and one-half day supply
      (3) Minimum water main size - 6"
      (4) Fire hydrants not more than 1,000 feet apart and no more than 500 from each structure.

   b.) Fire Department
      (1) Volunteer company with regular meetings and drills.
      (2) Two pumpers less than 20 years of age and minimum of 2,000 feet of fire hose.

3. Town Office Building
   a.) One facility for communities of 1,000 to 10,000 population.

   b.) If possible, a combination Town Office and Public Safety Building to house police, fire and administrative offices.

F. Recreation

1. Golf Course

1 hole per 1,000 county population (within 25 mile service area). 9-hole golf course - 50 to 80 acres. 18-hole golf course - 110 to 160 acres.

2. Boat Launching

Minimum - one 12-foot launching ramp per 40 boats to be launched in a day. Parking - 60 cars per acre.

3. Park Facility

	Min. Size	Min. Number	Acres Per Thousand Population
Neighborhood Park	3-5 Acres	1	1.0/1,000
Playground	2-4 Acres	1	1.5/1,000
Playfield	10-15 Acres	1	1.5/1,000
Community Park	40-50 Acres	1	10.0/1,000

G. Open Space

1. Set-back of buildings from any body of water - 100 feet.

2. Public Access

Minimum of one public access point every 2,000 feet in harbor or anchorage area and minimum of one on each great pond.

3. Marsh and Flood Plain Areas

To be used as permanent open space due to necessity of restricting development to protect the marsh resource and to avoid construction of hazardous and unsound structures.

4. Drainage Easements

Preservation of natural drainage ways in developed areas to provide for economical run-off of storm water and as open space element.